

CITY PLANNING FRAMEWORK

Moving Forward with Focus

Informational Booklet



A Message of Thanks.

Thank you to the residents, communities, organizations, industry, and other city-building partners who have contributed to developing our planning tools over the past 50 years. Edmonton is the city it is today in large part due to the many positive contributions of Edmontonians and the countless hours they have provided feedback on how we shape the communities we call home. As The City Plan provides a new direction for our future, we must acknowledge the hard work it has taken to get up to this point and take the bold steps necessary to achieve our larger city-building goals.

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The City Planning Framework

Project Profile

No city is static. The feedback collected from the thousands of Edmontonians during the creation of The City Plan contributed to the strategic direction for how our city will evolve. The City Plan is Edmonton's vision for a healthy, urban, and climate-resilient city of two million people that supports a prosperous region. To get there, we need to change how we plan, develop and redevelop our land.

The first phase of the City Planning Framework is aimed at cleaning up existing land use policies that have fulfilled their purpose. The second phase will create an internal process for proactive reviews that will ensure our remaining plans are responsive as our city evolves.

The information provided in this booklet outlines how and when Edmontonians can respond to the City Planning Framework land development application anticipated for March of 2021. We also welcome you to connect with the project team directly at cityplanningframework@edmonton.ca



What is being proposed and why?

With appreciation for the past contributions of our land use plans that have helped shape our city, it is time to look to the future as we begin the process of ensuring a more agile and responsive approach to planning for all Edmontonians.

New direction from The City Plan has highlighted a need to review our current land use plans and begin the careful process of repealing plans that have fulfilled their purpose. This work is being undertaken through the City Planning Framework and it is the first time the City has undergone a broad review of all of its land use plans. The purpose is to remove land use policy that has fulfilled its purpose and is no longer needed to provide direction for our communities. Through this review process, a number of land use plans from across the city will be repealed to improve our service approach in preparation for our larger city-building goals.



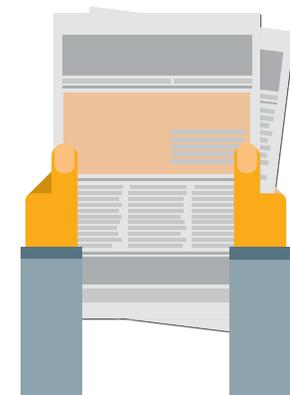
Project Process

Building from direction informed by the public engagement process of The City Plan and the Infill Roadmap 2018, the City Planning Framework has identified a list of land use plans that have fulfilled their intended purpose. This list of plans will be submitted for repeal through a land development application (LDA). The following provides an overview of the LDA process, including opportunities to provide feedback.

The first step in responding to the City Planning Framework land development application is to consider the proposal. The following are questions to consider when responding to this application:

- What is being proposed through this repeal?
- Why are these repeals being proposed?
- Is there a plan being considered for repeal that I feel hasn't fulfilled its purpose?
 - If so, in what way?
- Are there outstanding questions I would like answered?

- ✓ **February 2021: Land Development Application (LDA) is Submitted**
 - Reviewed for completeness and accepted.
 - Mapping and Information prepared.
- ✓ **February 2021: Information Sharing**
 - Information about the City Planning Framework LDA application will be on the City of Edmonton's website and digital platforms.
 - Land Development application circulation to internal and external agencies.
- ✓ **March to April 2021: Circulation of LDA application, Collection of Feedback and Reports**
 - Notification will include direct email to external groups and public service announcements through City of Edmonton websites and social media.
 - Feedback will be collected through the Engaged Edmonton website and by email.
 - Comments and opinions will be considered in the LDA evaluation and will be captured and documented in the *What We Heard Report*.
 - Draft Council report and bylaw.
- ✓ **May 2021: Notification for Public Hearing**
 - Notification for Public Hearing will use the same channels as noted for the application notification, with the addition of emails sent to those who have signed up under "stay informed" on the project webpage.
 - Members of the public may register to speak at Public Hearing.
- ✓ **June 2021: Public Hearing**
 - The application may receive 1st, 2nd and 3rd Reading.
 - Council Decision.



The standards for notification are set out in the Municipal Government Act (MGA) which is the legislative framework under which all municipalities in Alberta operate.

Anticipated Questions

We understand Edmontonians may have a number of questions about the City Planning Framework land development application and we will do our best to answer inquiries in a timely manner. The following answers provide help to answer some of our anticipated questions.

How would a plan repeal impact my neighbourhood?

No immediate impact is expected. Dozens of neighbourhoods across Edmonton have functioned well without land use plans for decades. When a land use plan is repealed, the Zoning Bylaw continues to regulate the use of every property.

What will guide planning in my neighbourhood if there is no plan?

Policy direction for neighbourhoods without a land use plan is guided by city-wide planning directions and best planning practices. Policies in The City Plan, Edmonton's new Municipal Development Plan, and other city-wide plans, technical considerations, and guidelines will continue to influence how planning proposals are considered and recommended before Council.

How were the proposed plans selected?

The plans proposed for repeal are land use plans that have been found to have fulfilled their intended purpose. Typically, plans are put in place to either guide the development of new areas (ensuring essential infrastructure such as roads and pipes are in place to support

the development we zone for) or to address issues that existing neighbourhoods have had at specific times in the past. Through a review of all of the City's land use plans, the selected plans were found to have served their purpose and to no longer provide adequate policy direction. The City is therefore looking to retire these plans as part of a city-wide clean up to improve clarity and service delivery.

A couple of examples of how plans no longer provide service:

EXAMPLE 1: Plans no longer advancing their intended purpose

Sometimes land use plans provide direction for new development (greenfield development) to guide the design of a new neighbourhood or community. These plans include infrastructure servicing, land use zoning, and design-specific direction. Once the overall infrastructure has been built out, the document is no longer necessary.



ABOVE LEFT Neighbourhood Structure Plan concept
RIGHT Neighbourhood area as built out today.

EXAMPLE 2: Planning direction has evolved since the creation of the plan

The way the City approaches land use planning can also change over time. For example, many older plans are very detailed. Some give direction about the number, size, and location of bedrooms within a home, along with their orientation to amenity space. This level of detail no longer aligns with modern planning practice.



ABOVE This Outline Plan provides spatial planning for a unit. This level of detail does not follow modern planning practice.



Share your thoughts!

There are three main ways to share your thoughts about the City Planning Framework land development application with the project team.

1 Contact the planner directly (by phone, email or letter)

If you are writing an email or a letter, it must be submitted before the deadline noted on the Engaged Edmonton project page. Feedback will be collected through Engaged Edmonton and the project email, cityplanningframework@edmonton.ca. Feedback will be summarized in a what we heard document for City Council prior to Public Hearing.

2 Speak directly with your Ward Councillor

You can connect with your City Councillor in a variety of ways, including by telephone, email and through the City website. Please visit edmonton.ca/council to find the best way to contact your Councillor.

3 Speak at a Council or Council Committee meeting

If you are interested in presenting your comments directly to City Council at a Public Hearing, please submit a request to speak to the City Clerk. You can do so online at cowebapps.edmonton.ca/forms/requesttospeak, or by phone before the meeting. You can find out when an item is being discussed at City Council by checking the agenda at edmonton.ca/city_government/city_organization/council-committee-meetings.aspx.



Glossary of terms

A **Land Development Application** is made to the City to change the regulations for how a particular area of land can be used or developed and may include one, or any combination of, a rezoning application, a land use plan amendment application or a road closure application. The change is usually initiated by the property owner or a developer but occasionally the City initiates applications.

Rezoning is the process of changing the zone that applies to a specific area of land and requires approval through a City Council Public Hearing. Rezoning is required if you wish to develop your site in a manner that is not allowed by current zoning.

A **Land Use Plan** is another tool that cities use to regulate land use and implement the objectives and goals in the official city plan. A Land Use Plan sets out the big picture vision for an area. It is a high level overview of how an area or neighbourhood will develop that provides a vision for which zone is appropriate where.

A **Repeal** is the process of revoking or annulling a plan and requires approval through a City Council Public Hearing. Plans that have been repealed will remain accessible to the public through a new historical plan section on the City's Webpage but will no longer have statutory standing or provide guidance on Council or Administration decisions.



Learn more about the City Planning Framework at
edmonton.ca/cityplanningframework

The logo for the City of Edmonton, featuring a stylized 'E' icon followed by the word 'edmonton' in a lowercase, sans-serif font. The logo is positioned in the bottom right corner of the page, set against a dark blue background that is part of a larger graphic element.