

Planning and Development Committee Meeting

Autumn in Edmonton, Edmonton. [Source](#).

**November 4, 2020 @ 6:00 PM (postponed from October
28)**

Remote Meeting

Prepared by Stephanie Kovach

Voting Members: Troy Aardema (D), Stephen Poole (E), Stephen Raitz (I), Dave Sutherland (J),
Suzanne MacKinnon (L)

Volunteers: Vesna Farnden (F), Elaine Solez (I), Hassaan Zuberi (L)

Vacancies: A, C, G, H, K

2.0 - Agenda

2.1 - Approval of Agenda

Item 2.1

1.0 Call to Order

- 1.1 Welcome and Introductions

2.0 Agenda

- 2.1 Approval of Agenda (pg. 2)

3.0 Approval of PDC Meeting Minutes

- 3.1 September 30 , P&DC Meeting Minutes (pgs. 3-8)
- 3.2 Review of Action Items from the September Meeting (pg. 9)

4.0 Calendar

- 4.1 Important Upcoming Dates (pg. 10)

5.0 Discussion Items

- 5.1 Zoning Bylaw Renewal - CoE Presentation and Q&A (pg. 11) (6:15-7:00pm)
- 5.2 Zoning Bylaw Renewal - Discussion Paper Batch #3 (pgs. 12-30) (7:00pm-7:45pm)
- 5.3 Safe Mobility Strategy (pgs. 31-32) (7:45pm-8:15pm)
- 5.4 Next Meeting Date (pg. 33)

6.0 Reports (pg. 28) (8:10-8:30 pm) (pg. 34)

- 6.1 District News

3.0 - Approval of September 30 Meeting Minutes

3.1 - September 30 Meeting Minutes

Item 3.1

September 30, 2020

Members in attendance: , Stephen Poole (E), Dave Sutherland (J), Stephen Raitz (I)

Volunteers in attendance: Vesna Farnden (F), Elaine Solez (I)

EFCL staff in attendance: Stephanie Kovach (CPA)

Regrets: Troy Aardema (A), Suzanne MacKinnon (L), Hassaan Zuberi (L), Laura Cunningham-Shpeley (ED, EFCL)

Item #1 Zoning Bylaw Renewal - Discussion Paper Batch #2

- S.Kovach presented background information on the renewal including:
 - Why the Bylaw is being renewed
 - How the new Bylaw will be different
 - The postponed release date of the upcoming batch of papers (October 19)
 - Parks and Civics Service Zones
 - Residential Zones
 - Notifications and Variances
 - Signs
- E. Solez commented that this batch will likely be of most interest in to Leagues

Nodes and Corridors

- S.Kovach presented information on the proposed Nodes and Corridors concept including:
 - Definitions of Nodes and Corridors
 - Where Nodes and Corridors will be implemented in Edmonton
 - How the Bylaw will manage growth along the new Nodes and Corridors
 - How density and massing will be dealt with in the Nodes and Corridors
 - What policies are being proposed to create pedestrian oriented places within the Nodes and Corridors
 - How incentive based regulations may be used in the Nodes and Corridors, including standardization of public amenity contributions:
 - Discussion ensued regarding standardized public amenity contributions:

- E. Solez - commented that policy C599 - Community Amenity Contribution is already standardized.
- E. Solez - shared that while mandating affordable housing as an amenity is positive in some instances, in others this amenity does not necessarily serve the immediate community. For example, the Wheaton development in Strathcona was given a density bonus for providing space for the Ronald McDonald house, a charity that provides rooming for out of towners whose loved ones are staying at the hospital. While this was a great amenity for external folks coming to Strathcona, it doesn't necessarily serve existing community members the same way a new rec centre or upgraded park space would.
- **ACTION:** Ask Livia Balone what incentives are being considered
- S. Raitz - commented that in addition to affordable housing, facilities for the neighbourhood like rec centres or community facilities should also be considered as amenity contributions.
- S. Poole - commented that the concept for Lewis Estates was more than just a stand alone rec centre and more a community hub with parkspace and outdoor facilities. He noted that dollars offered through the Community Amenity Contribution framework may not go to directly towards the rec centre, but could be used to upgrade the surrounding facilities.

Climate Change and Energy Transition

- S.Kovach presented information on the Climate Change and Energy Transition paper, including:
 - Implications for Edmonton in the face of rapidly changing climate
 - What actions the new Zoning Bylaw can take to advance directives in these documents
 - E. Solez - commented pleasure to see so much emphasis placed on Low Impact Development (LID).
 - How these actions could be implemented, including the proposed Development Permit Point System:
 - Each climate action is assigned a specific point
 - Different types of developments would be required to achieve a certain number of points
 - S. Raitz - commented that not all developers will necessarily choose the best options and may just choose the cheapest option. Also noted that what may be the best option in one area of the city, may not be the best option in another and the City should be cognizant of this when determining what their priority actions are.

- E. Solez - commented that some people think what's "best" is what's cheapest.
- S. Poole - shared concerns that if the City presents a list of desired actions, developers may cherry pick what they were going to do anyway or they may go with the cheapest options.

Economy and Small Business

- S.Kovach presented information on the Economy and Small Business paper, including:
 - Ways the current Bylaw can inhibit new innovative business trends with regulatory barriers
 - How the new Bylaw will create a more permissive environment for new businesses opening in Edmonton through:
 - The creation of broader use categories
 - Grouping similar activities with similar land use impacts
 - S. Raitz - shared that land use impacts generally refer to land uses that generate similar amounts of foot traffic, noise, pollution, etc
 - E. Solez - commented that land use impacts can also refer to whether or not the service must be accessed by car. A drive through fast food restaurant generates different land use impacts than a cafe even though they offer similar services.
- S. Kovach shared the feedback gathered from the EFCL Zoning webinars with the PDC
 - D. Sutherland - commented that it is not up to the City to actually develop the Nodes and Corridors, they are just setting up the conditions
 - D. Sutherland - noted that the biggest reason consultation exists is to help people understand the expectations of what can be built. If DC2s become less prevalent with the new standard zones, then consultation may be less important because people will already know what can be built or not. Consultation is also an important mechanism to help community members meet their new neighbours. However, consultation as a way for people to "control" development is not the reason engagement exists.
- S.Kovach shared the details of the new monthly meeting between EFCL + the Director of the Zoning Bylaw Renewal Initiative
 - S.Kovach shared the ZB team is able to attend the next PDC meeting to discuss the residential and notification papers
 - E. Solez and S. Raitz commented that they would prefer less time for explanation of the papers and more time for questions and answers
 - **ACTION:** invite ZB team to the next PDC meeting

- S.Kovach presented information related to the Draft Safe Mobility Strategy, including:
 - The Crash and Equity Analysis
 - Top 5 causes of collisions
 - Patterns about what results in crashes
 - Where crashes happen
 - Who has the right of way in intersection collisions
 - The High Injury Network
 - The 15 neighbourhoods that experience the most automobile-involved crashes in our city, which can be prioritized for safety improvements when the strategy is implemented
 - The Draft Key Actions, especially:
 - Yeg Safety Mobility Makeovers
 - Combine Edmontonians' lived experience and City staff technical expertise to collaboratively identify and implement customized, creative and flexible solutions that address traffic safety concerns outside of Neighbourhood Renewal.
 - Safe Speeds Toolkit
 - Support the implementation of Speed Limit Reductions and address ongoing speeding concerns in neighbourhoods. Enable communities to access tools such as portable driver feedback signs, creative signage and visual awareness options, and location specific data and information to educate and communicate about speeding issues.
 - The committee discussed the following:
 - D.Sutherland - commented that in cycling circles, the high injury network won't come as a surprise. In his experience, it tends to be the poorest neighbourhoods that lack safe cycling and pedestrian infrastructure.
 - E. Solez - commented that many of the neighbourhoods included in the High Injury Network are lower-income or shift work or rental and it might be harder for people living there to get involved in things like advocating for safer streets during Neighbourhood Renewal.
 - S. Poole - suggested that the EFCL should reach out to these Leagues to raise awareness or find out how we can involve them in solutions
 - D. Sutherland - commented that Neighbourhood Renewal can reveal disparities in how neighbourhoods are treated (e.g. some neighbourhoods have more people with time and energy to engage in advocacy efforts, whereas others do not). Commented that maybe the minimum standards of Neighbourhood Renewal need to be improved so this doesn't happen.
 - S. Raitz - agreed that he would like to see neighbourhoods that don't have the same capacity to engage can still get safe streets.

- E. Solez - commented that her son lives in Central McDougall and that a shared street and raised brick intersections were installed as part of Neighbourhood Renewal, which indicates to her that the City seems to be listening, learning, and applying those learnings.
- E. Solez - noted that she foresees a lot of demand for the Safe Mobility Makeovers and Safe Speeds Toolkit and wonders if neighbourhoods not on the list will still have some access to these opportunities and programs?
- S. Poole - commented the role for the EFCL should be to balance the scales on those disadvantaged neighbourhoods by trying to mobilize community volunteers from those Leagues in the High Injury Network.
- **ACTION:** reach out to communities in High Injury Network (after approval from leadership)
- **ACTION:** reach out to the Office of Traffic Safety to inquire how neighbourhoods not in the High Injury Network will be able to access programs.

Item #3 Reports

- S.Kovach shared the PDC principles had been approved by the EFCL Board of Directors
- S.Kovach shared that the Physical Distancing Shared Streets will be removed
 - **ACTION:** reach out and find out if the program will continue next Spring and Summer

District News

- District News
 - District D - D. Sutherland - shared that EPCOR is planning to rezone river valley land to put up a solar farm, which could set a precedent.
 - District E - S. Poole - things have been quiet at his League with CoVID. He has continued to work with the Residential Infill Working Group (RIWG) through the summer who have been busy with FOIP requests, communication processes, and analyzing survey results. He will provide an update to the PDC at the end of the year.
 - District F - V. Farnden - in her former community of Brookview, there was a surplus school site that was developed into townhouses. The City committed to developing the remaining parkland into a shared space for the whole community and it turned out very well.

- District I - S. Raitz - no major updates across the district. The Army and Navy site on Whyte Avenue is being redeveloped. Suspects with vacancies increasing related to CoVID, we may see redevelopment opportunities springing up sooner.
- District I - E. Solez - her and other volunteers are working to secure funding for a new rec centre at Rollie Miles met with CoE to discuss approaches for financing recreation facilities. The report will go to Council in early December.
- District J - D. Sutherland - LRT construction moving along, with landscaping looking great. Supportive housing in King Edward Park and Forest Terrace Heights has gone through its first round of engagement, which has occurred online. Holyrood Gardens has applied for yet another rezoning, which was shared with the Leagues via a letter.

Other items

- **None**

The meeting adjourned at 8:00pm

3.0 - Approval of September 30 Meeting Minutes

3.2 - Review of Action Items from September 30

Item 3.2

ACTION	<u>RE:</u> Zoning Bylaw Renewal - Density Bonusing and Incentive Based Regulations Ask L. Balone what incentives are being considered	<i>Incomplete</i> -
ACTION	<u>RE:</u> Zoning Bylaw Renewal - Discussion Paper Batch #3 Invite ZB Team to next PDC meeting to discuss the Residential Discussion Paper	<i>Complete</i> ✓
ACTION	<u>RE:</u> Safe Mobility Strategy Reach out to Communities in the High Injury Network	<i>Incomplete</i> -
ACTION	<u>RE:</u> Safe Mobility Strategy Reach out to the Office of Traffic Safety to inquire how neighbourhoods not in the High Injury Network will be able to access programs	<i>Complete</i> ✓
ACTION	<u>RE:</u> Shared Streets Reach out and find out if this program will continue next Spring and Summer	<i>Complete</i> ✓

**4.0 - EFCL Planning Committee Calendar
November, December, January**

4.1 - Important Upcoming Dates

Item 4.1

****A list of all Council meetings can be found [here](#)****

- To adhere to physical distancing practices, City Hall is only open to registered speakers at Council or Committee meetings
- The public may view in-progress meetings online at: [Council on the Web](#), [City Council's Youtube Channel](#)

November	
13	Feedback Deadline - Zoning Bylaw Renewal - Discussion Paper Batch #3
25	PDC Meeting
December	**No PDC Meeting This Month**
1	Safe Mobility Strategy @ UPC
January	
19	Zoning Bylaw Renewal - Philosophy @ UPC
27	PDC Meeting

5.0 - Discussion Items

5.1 - Zoning Bylaw Renewal - Q&A with CoE Staff

Item 5.1

BACKGROUND INFORMATION

Representatives from the City of Edmonton will be joining us to discuss topics from the Residential Zones discussion paper.

They will present the most relevant information for the first 10 minutes, followed by a question and answer period for the remaining 35 minutes.

Information on each of the papers continues on the next page.

5.0 - Discussion Items

5.2 - Zoning Bylaw Renewal - Discussion Paper Batch #3

Item 5.4

PAPER # 1 - RESIDENTIAL ZONES

Impetus for changes:


<ol style="list-style-type: none">1. Need to diversify the housing stock<ul style="list-style-type: none">● Single detached housing makes up 50% of housing across the City● Semi-detached, row-housing and apartment housing makes up the other 50%● Single detached housing remains the preferred housing type for homebuyers● However, there is rising demand for semi-detached and row housing because of its greater affordability for <u>moderate</u> income households	<p>Table 1. Percentage of Different Housing Types in Edmonton from the Canadian Census in 2016 <i>From City Plan – Economic, Demographic and Market Study Note: Statistics Canada percentages sometimes do not add up to 100%.</i></p> <table border="1"><thead><tr><th>Housing Type in Edmonton</th><th>Percentage in 2016</th></tr></thead><tbody><tr><td>Single Detached Housing</td><td>50%</td></tr><tr><td>Semi-Detached Housing</td><td>6%</td></tr><tr><td>Row Housing</td><td>10%</td></tr><tr><td>Apartment Housing</td><td>33%</td></tr></tbody></table>	Housing Type in Edmonton	Percentage in 2016	Single Detached Housing	50%	Semi-Detached Housing	6%	Row Housing	10%	Apartment Housing	33%
Housing Type in Edmonton	Percentage in 2016										
Single Detached Housing	50%										
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Row Housing	10%										
Apartment Housing	33%										

2. Affordability challenges
 - a. The demand for mid-range and larger apartment rental housing continues to rise because of newcomers to the city and those who must rent before buying a home
 - b. Many people are unable to make the transition to home ownership due to affordability issues
 - c. These trends will likely continue into the future as the City experiences uncertain economic conditions due to CoVID-19 and changes to Alberta's economy
3. Senior specific needs
 - a. Housing for intergenerational living
 - b. Housing for indigenous seniors
 - c. Smaller units for seniors needing to downsize or reduce costs
 - d. Rental units in suburban settings
 - e. Mixed-use housing near services and amenities

4. Non-market housing


- a. Thousands of individuals and households in Edmonton struggle to find and afford market rate housing
- b. Many people are vulnerable or without a home

Ways the new Zoning Bylaw can help address the above challenges:




RESIDENTIAL ZONES


How can the Zoning Bylaw make it easier for residents to access housing, services and amenities?




CONSOLIDATING ZONES



DIVERSIFY HOUSING STOCK



ADVANCE 15 MINUTE DISTRICTS



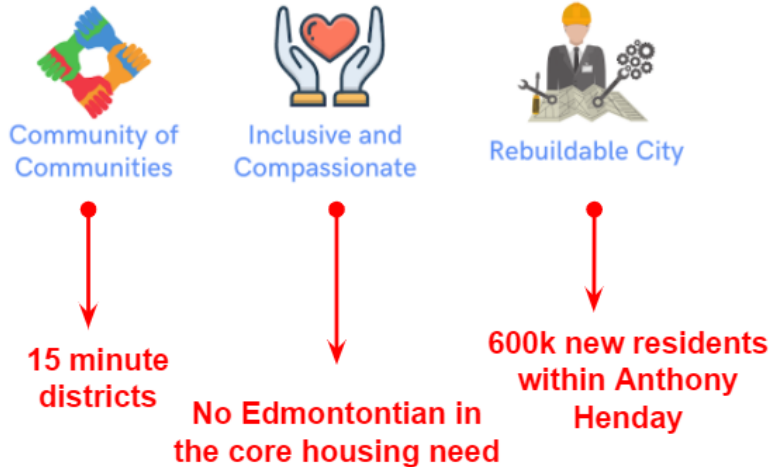
ENABLING FLEXIBLE DESIGNS

1. Simplifying and reducing overlap between zones by consolidating existing zones into two standard residential zones
2. Providing more room for diverse housing types and more units
3. Advancing the concept of the 15 minute district where a person's everyday needs can be accessed within a 15 minute walk by allowing more types of activities and uses closer to where people live
4. Enabling flexible and compatible designs where compatibility means form, scale, and mass and does not mean “the same as”



RESIDENTIAL ZONES

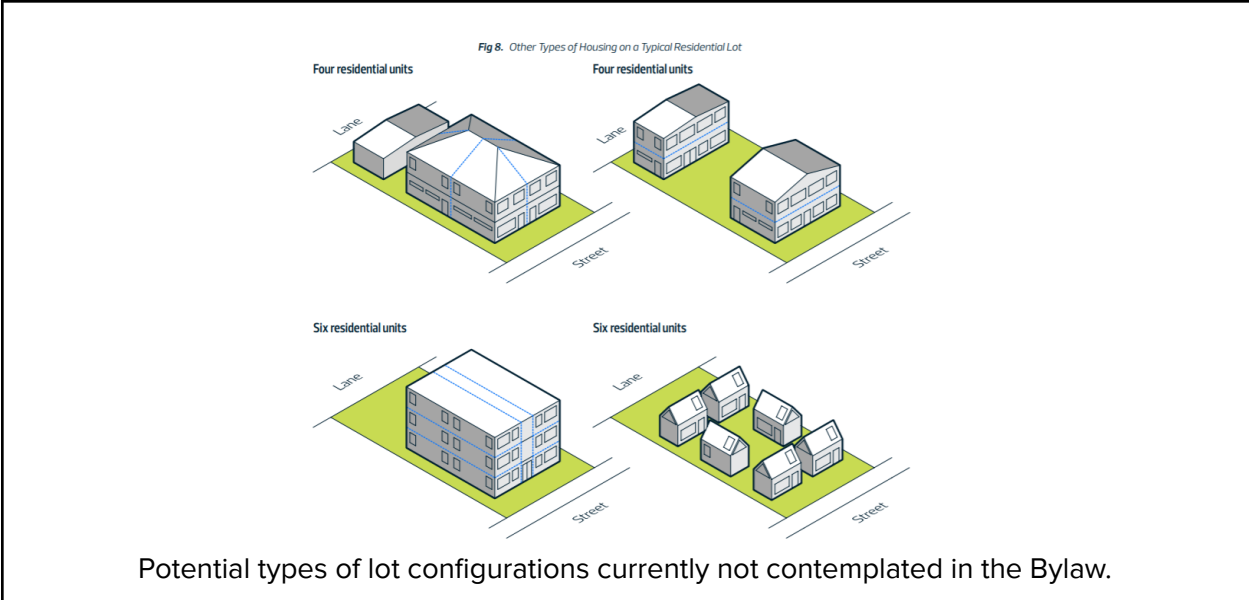
What targets in the new City Plan will influence residential zones?



1. **Community of Communities** - achieved through the 15 minute district concept, meaning more amenities and services will be allowed closer to where people live
2. **Inclusive and Compassionate** - no Edmontonian is in the “core housing need” (i.e. nobody spends more than 30% of their pre-tax income on housing). This means building more types of housing across the city, including non-market, supportive, and collective housing.
3. **Rebuildable City** - welcoming 600,000 new residents to live *inside* the Anthony Henday Ring Road. Meaning existing neighbourhoods will have to adapt, change and grow overtime.

How will these targets be translated into the new Bylaw?

1. Creating a more permissible environment for housing to be built everywhere:
 - a. The majority of new residential growth is expected to be concentrated along Nodes and Corridors, where taller, denser buildings are expected to be built
 - b. Residential neighbourhoods will see redevelopment to welcome more low-density housing types such as townhouses, apartment buildings, tiny homes, courtyard communities, and other forms of housing that may not yet exist



2. Providing more opportunities for small-scale businesses to open up in residential communities to ensure residents can meet their needs locally
 - a. In Edmonton’s older neighbourhoods, there is often a small collection of locally-serving businesses and commercial places
 - b. The intention is to find more opportunities to strengthen these places into “local nodes”
3. Emphasize the importance of design
 - a. Improving the design of new and existing buildings to ensure residents of all ages and abilities can easily access housing and services in their neighbourhood

New Zones

15 Residential Zones are proposed to be consolidated to two:

1. Small Scale Residential
2. Low Rise Residential

NEW ZONE # 1 - SMALL SCALE RESIDENTIAL

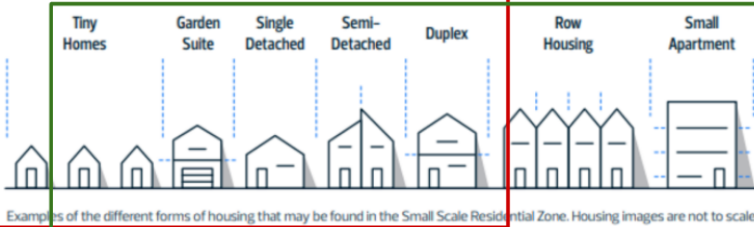


- Applies to most residential areas in the City
- Allows limited commercial
- Max 3 storeys (what we have now)

RF1, RF2, RF4

Fig 10. Forms of Housing in the Small-scale Residential Zone

RF3



Examples of the different forms of housing that may be found in the Small Scale Residential Zone. Housing images are not to scale.

Conditional Uses are uses that will be permitted in a given zone provided that a certain set of conditions are met. In this way, conditional uses function differently than the discretionary uses of the current Zoning Bylaw. If the conditions are not met, the proposal for the conditional use would either be refused or the Development Officer could consider exercising discretion in granting a variance to the condition. If a variance is granted, the approval would be subject to appeal and notification to surrounding neighbours would be required.

Table 3. Minimum Site Area Required Per Dwelling Unit

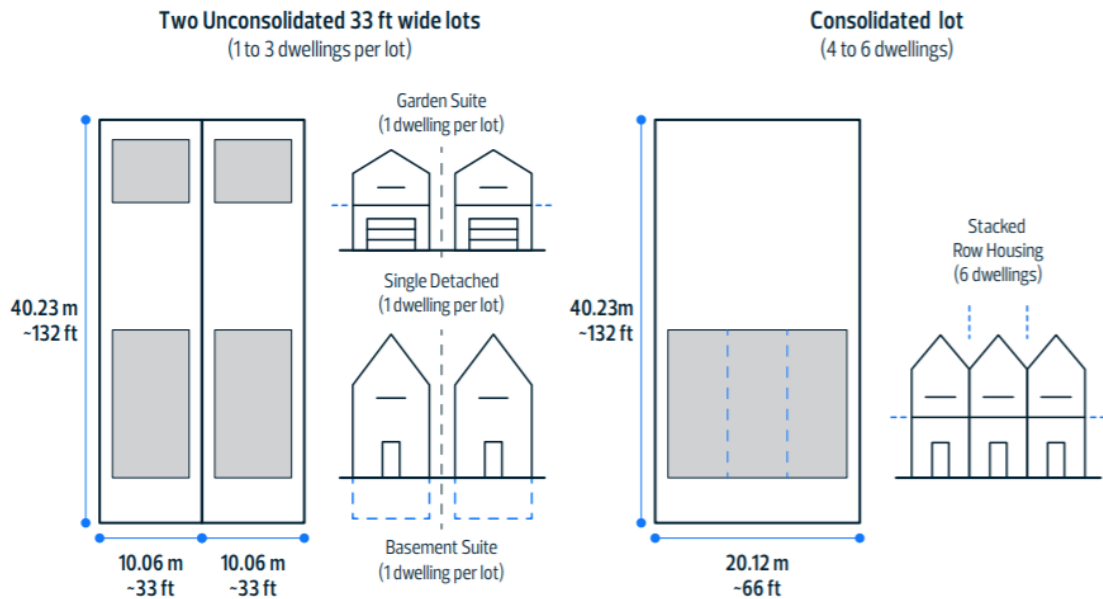
Dwelling Units	Minimum Site Area Requirements
1 to 3	75 m ² per Dwelling Unit
4 to 6	110 m ² per Dwelling Unit
7 or more	150 m ² per Dwelling Unit

- Would apply to most residential areas in the city
- Allows up to three storeys in height
- Allows limited, neighbourhood-serving commercial opportunities as “conditional uses”
- Allowable dwelling units determined by site area to limit the potential for overdevelopment on smaller sites

- Proposed site area requirements based on existing regulations that allow a secondary and garden suite to be built in association with single detached housing on a minimum property size of 225 square metres for a total of three dwelling units

New Zone #1 - Small Scale Residential cont'd

Fig 11. Consolidation of Two 33 Foot Wide Lots



- Two unconsolidated 33 feet wide lots could be developed to have three dwelling units on each lot to yield six dwelling units
- Alternatively, these two lots could be consolidated to develop a stacked rowhouse format (three units above, three units below) or three-unit row house with three dwelling units in the rear of the site to yield the same six dwelling units, as allowed by the minimum site area requirement of 110 square metres per dwelling unit

How will the Mature Neighbourhood Overlay Interact with this new Zone?

- Some regulations to be downloaded into the underlying zone
- A review of the regulations and further discussions with stakeholders will determine which can be incorporated into the Small Scale Residential zone and which will be deleted because they do not align with objectives to increase housing opportunity
 - E.g. In the MNO, housing is permitted up to 8.9 metres in height, which roughly equates to 2.5 storeys
 - In the new Small Scale Residential Zone, housing would be permitted up to 3 storeys to allow for the development of small apartment buildings

How will the City be rezoned?

- All at once
- Like for like replacement or as close to as possible

NEW ZONE # 2 - LOW RISE RESIDENTIAL



- Dispersed throughout Edmonton
- Max 6 storeys



- Dispersed throughout Edmonton
- Maximum height of 6 storeys
- Ground floor designated for commercial, cultural or civic use
- Regulations equivalent to RF5, RF6, RA7, RA8
- Scale and size of the building controlled through Floor Area Ratio (FAR)

What We Heard

1. What excites you about the proposals? What concerns you?

Need to think about it (3)	Generally supportive (3) No concerns (2)	Need more information about blanket rezoning (1)
Could use density bonusing to encourage heritage preservation (1)	Parking concerns (incl. Increased on-street pressures if amenities are nearby, multiple residences in one building with no parking minimums) (3)	Design concerns (1) Noise concerns (1) Shadow concerns for single family homes on RA7 lands if 6 storey apartments go up (1) Property tax concerns (2) Need for better transit to service communities welcoming additional density (1)
Need design regulations to address dead walls, especially	Need for more Good Neighbour Agreements (1) Need for more information that can	Need for more predictability because rezoning applications are time

in row housing built on corner lots (1)	easily be disseminated at the League (e.g. densification is happening, here are the rules in place to protect you, here is why we need to densify) (2) Need easier avenue to get info from project developers or builders (1)	consuming (1) Need for clearer understanding about municipal infrastructure and who pays for utility upgrades to service higher density developments (3)
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Outstanding Questions:

1. Will the FAR used to moderate the size of buildings in the Low Rise Residential zone be done on a scale?
2. Will the rezoning of the City render ARPs, even those recently written, redundant?
3. Where does the City anticipate small apartment buildings will be constructed in the Small Scale Residential zone?
4. How will property taxes change? (Concern that if City is “upzoned,” property taxes will go up)

QUESTIONS TO CONSIDER

1. What excites you?
2. What concerns you?
3. What might Leagues have more questions about in your experience?
4. What features of the MNO are most important to you? Least important? (MNO regulations as of 2018 [here](#). Illustrated regulations as of 2017 [here](#).)
5. Strategy for engaging Leagues? (e.g. session on the features of the MNO, time for discussion, survey, other ideas please!)

PAPER # 2 - NOTIFICATIONS AND VARIANCES

VARIANCES = a deviation from the set of rules a municipality applies to land use and development. Short video explaining the concept: [here](#).

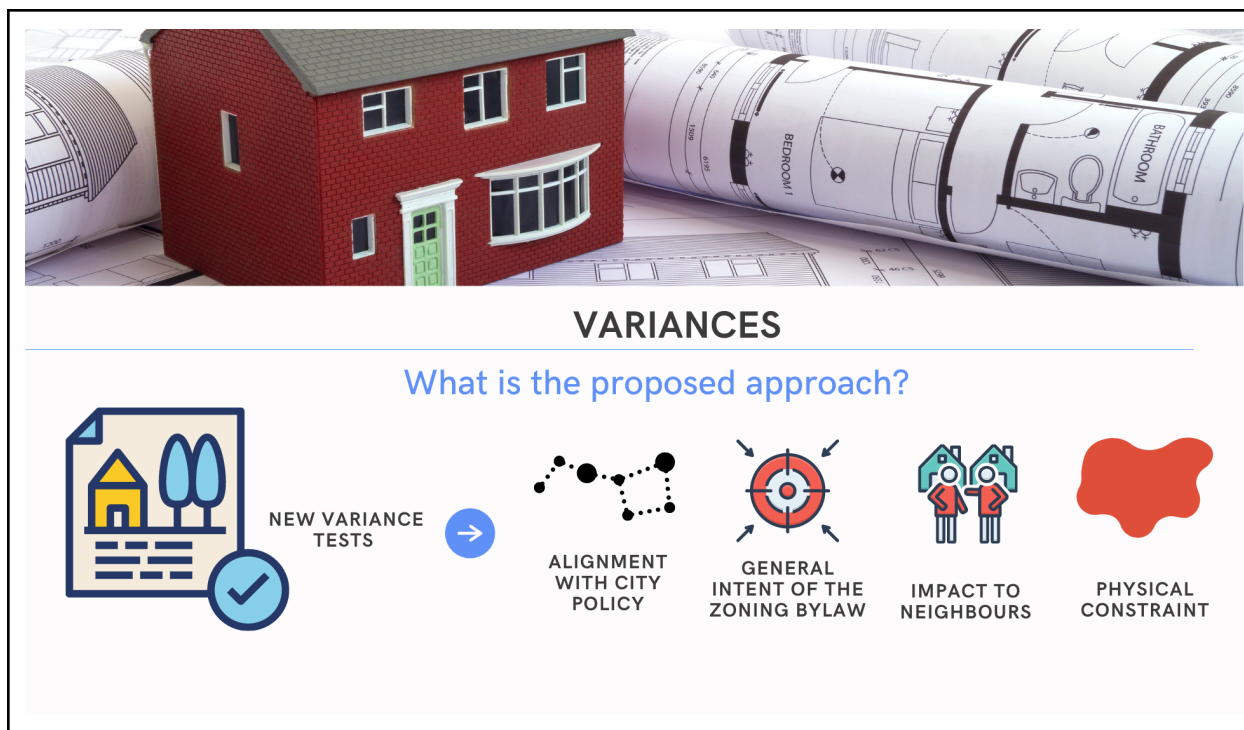
Currently, variances are only granted when:

- There is demonstrable hardship or difficulty with the site
- The variance would not impact enjoyment of neighbouring properties (as directed by the MGA)
- The variance would not interfere with neighbourhood amenities (as directed by the MGA)

What can not be varied:

- Uses (as directed by the MGA)
- Purpose statement of the zone or overlay
- Max height, max FAR, max density
- Site width for single detached housing in some zones

Proposed new approach:



- Administration must continue to follow existing provincial rules laid out in the MGA, but they can include additional criteria to provide more clarity and direction

- Administration is **not** proposing to remove the current restrictions on variances to maximum height, density, or FAR
- The proposed approach is being called a Variance Test, which would ask the following questions:
 - 1. Does the proposed variance align with the general intent of the Municipal Development Plan?
 - 2. Does the variance meet the general intent of the Zoning Bylaw by being consistent with the general purpose of the zone?
 - 3. Does the variance unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use or enjoyment of neighbouring properties?
 - 4. Does the variance address a practical difficulty such as a physical constraint of the site? (e.g. unusual shape, topographic feature)?

Possible benefits of this approach:

1. The applicant would be required to submit a justification for their variance request using the above criteria *when requested by administration*. The resulting review and decision by Administration would be more rigorous because it would consider the merit of the variance in a more comprehensive manner.

Possible drawbacks of this approach:

1. There may be less certainty for neighbouring properties about what may or may not be an approved variance
2. It could result in more appeals at the Subdivision and Appeal Board (SDAB)

NOTIFICATIONS = how residents and property owners are informed about two planning processes:

<p>Rezoning application When an applicant proposed changes to how land can be used, and</p>
<p>The city will send postcard notification to property owners surrounding the site at various stages of the review process:</p> <ol style="list-style-type: none"> 1. After the application has been received and a sign is installed on the site for select applications 2. If required, a second notice is sent as an invitation to attend a public info session 3. Finally, when a Public Hearing is scheduled, a final notice is sent and newspaper ads are sent

<p>How the City keeps residents informed</p>	<p>Development permit When projects are proposed to be built</p>
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<p>Before a decision is made</p>	<ul style="list-style-type: none"> ● Maintenance of online databases with basic info about each development permit application and its status ● When consultation is required because an applicant requests a variance in an area governed by the MNO, MSO, or PSO <ul style="list-style-type: none"> ○ In these instances, consultation letters are sent to neighbours, Community Leagues, and BIAs for their input
<p>After a decision is made</p>	<ol style="list-style-type: none"> 1. Class A Development Permits <ol style="list-style-type: none"> a. Apply to neighbourhoods in the MNO b. Follow the rules of the Zoning Bylaw c. Informational only, intended to provide awareness of the development permit application d. No potential for community input 2. Class B Development Permits <ol style="list-style-type: none"> a. Issued for all projects granted variances or a discretionary use is approved b. Informs residents about whats being approved c. Informs residents about options for residents to appeal a decision d. Newspaper ads also published

Issues with current process:

1. Limited reach of newspaper ads
 - a. 7.1% of Edmontonians accessed Edmonton Journal in 2014, and there is no indication this has increased)
2. The cost
 - a. \$300,000 spent on notices and newspaper ads in 2019
3. Fairness
 - a. Notices are only sent to property owners, which means renters or people leasing the space may not be captured in the engagement

New proposed approach:

1. Installing on-site signage at the beginning of the application process
 - a. At present, on-site signage for residential development is posted *after* the permit has been approved
2. Online notifications
 - a. Residents would have to opt-in
3. Improving the online mapping tool
 - a. To make it user friendly
4. Phasing out newspaper ads
5. Removal of Class A Development notifications (rejected by Council)

Other Considerations

- As apart of the Omnibus amendments, UPC has advanced amendments to the Zoning Bylaw that would increase the variance powers of Development Officers
 - They will be permitted to consider variances in more scenarios, particularly where there are neither practical difficulties nor hardship

What We Heard

We did not provide a comment period for this item as time did not permit for discussion, but some participants offered comments following the session

Online notification is preferred as Leagues can miss 21 day appeal period (1)	Not confident the City has the resources to keep everything updated online, especially for rezoning applications, and if everything goes online, some information could be missed (1)	Mail outs are some of the only things being done to communicate with the public about applications, should build an online system while also still doing mail outs (1)
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QUESTIONS TO CONSIDER

1. What are your thoughts about the new Variance test?
2. What are your thoughts on the proposed notification system? Are all avenues being explored to get information to residents?

PAPER # 3 - OPEN SPACE AND CIVIC SERVICES



OPEN SPACE AND CIVIC SERVICE ZONES

What are open spaces?



PARKS



NATURAL AREAS



RIVERVALLEY & RAVINE SYSTEM

What are civic services?



SCHOOLS & LIBRARIES



POLICE & FIRE



RECREATION CENTRES



TRANSIT CENTRES

Policy Directives from the City Plan

Policy Directives for OPEN SPACE	Policy Directives for CIVIC SERVICES
<ol style="list-style-type: none"> 1. Protection and Enhancement of Natural Systems <ol style="list-style-type: none"> a. Substantial addition of trees to the city’s urban forest b. Protection of ecological function c. Preservation of the river valley by directing the responsible movement of people through it and limiting development within it 2. Ensuring Open Space is Welcoming, Inclusive, and Accessible <ol style="list-style-type: none"> a. Encouraging community-led programming 	<ol style="list-style-type: none"> 1. Enabling Diverse Communities <ol style="list-style-type: none"> a. Supporting economic and community investment and innovation through making these zones more inclusive by allowing a greater mix of uses where appropriate 2. Economic and Community Investment <ol style="list-style-type: none"> a. Empowering businesses and communities by including a broad range of uses in residential, commercial, and mixed-use zones, including expanded opportunities for civic service related uses in these zones

<ul style="list-style-type: none">b. Encouraging wayfindingc. Encouraging placemaking to transform these spaces into year round places for Edmontonians <p>3. Honouring Indigenous Connections to the River Valley</p> <ul style="list-style-type: none">a. Respecting the rights, cultural practices and activities of Indigenous peoples within natural areas by removing regulations that have unintended social impacts on their rights and cultural practices <p>4. Support Development that is Sensitive to Nature</p> <ul style="list-style-type: none">a. Ensuring areas of the River Valley and Ravine System will continue to be dedicated for ecological preservation and conservation, while also enhancing access which may mean more development in select areas	
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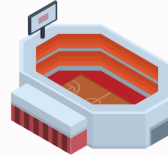


What are the current issues in open space and civic service zones?

The following issues have been identified by City of Edmonton staff:

24 HRS
OPEN

CLARITY FOR
SIGNAGE



STANDARD
BUILDING
DIMENSIONS



ALIGNMENT WITH
ZB AND OPEN
SPACE POLICY



GUIDANCE FOR
REVIEWING
DEVELOPMENT IN
THE RIVER VALLEY



LIMITED
COMMERCIAL
OPPORTUNITIES IN
PARK ZONES

THE NEW ZONES



NATURAL AREAS
ZONE



- Preserve, conserve, and restore natural areas for environmental protection
- Example: Larch Sanctuary, Whitemud Ravine



URBAN PARKS
AND SERVICES
ZONE



- Community gathering spaces and the facilitation of civic service development
- Example: Community League land, schools, libraries, open space, storm water ponds, etc



RIVER VALLEY
RECREATION
ZONE



- Preserve, conserve, and restore natural areas along the river, creeks, and ravines while allowing for some activity in designated areas
- Example: Cameron Ravine, Terwillegar Park, Victoria Golf Course, Kinsmen Park

THE RETAINED ZONES



PUBLIC UTILITY
ZONE



- A system or facility that is used to provide public benefit
- Example: Transit centres



URBAN
INSTITUTIONAL
ZONE



- Primarily site specific institutional developments
- Example: Grant MacEwan University



WILL COMMUNITY LEAGUES BE ABLE TO ACCESS FURTHER REVENUE GENERATING OPPORTUNITIES?



WHAT ARE SOME LEAGUES ASKING FOR?

- Some Leagues have requested the opportunity to have access to further revenue generating streams
- These services would serve the neighbourhood (e.g. leasing a small portion of their space to run a cafe or karate class)



MUNICIPAL GOVERNMENT ACT

- The land Leagues are on is Municipal Reserve land
- Municipal Reserve designation prevents commercial activity at this time
- See section 671.2 of the MGA for a list of permitted uses

What We Heard

1. What are your thoughts around allowing some commercial activities in Community Leagues?
2. How might this align with the broader vision for parkland laid out in the new City Plan?


Level of bureaucracy frustrating (2)	Neighbourhood has few commercial developments, would benefit from more (21)	Missing the revenue (4)	Want to create opportunities that give people a reason to visit these park spaces, even by way of a coffee truck (1)
Sometimes even community serving for profits get turned away because the League doesn't have the capacity to contract employees, advertising program, and dealing with payouts (2)	These spaces sit totally empty, need to animate them (3)	The League is desperate to rent out to anyone at this point (1)	The playground would be more safe if more adults were around, like at a nearby coffee shop (1)
League had the idea to rent out office	Opinion has changed since the on-set of	Welcome the idea of temporary rentals	Would make the League land more of

space in the League to neighbours living in small apartments who are now working from home and struggling because they lack space (1)	CoVID, now open to more opportunities (3)	where contracts are reviewed and revoked easily (1) Open, but with restrictions to scale (2)	a destination (5)
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Update:

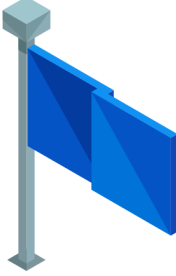
Councillor Knack will make a motion at the November 13 Community and Public Services Committee meeting for Administration to draft changes to the Tripartite to allow Leagues to lease their halls to for-profit entities, including, but not limited to, recreation service providers.

PAPER #4 - SIGNS



SIGNS IN THE ZONING BYLAW

What kind of signs are we talking about?



On premise signs or off premise signs that are:

- Affixed to a building
- Freestanding signs including billboards
- Projecting signs
- Roof signs
- Temporary signs

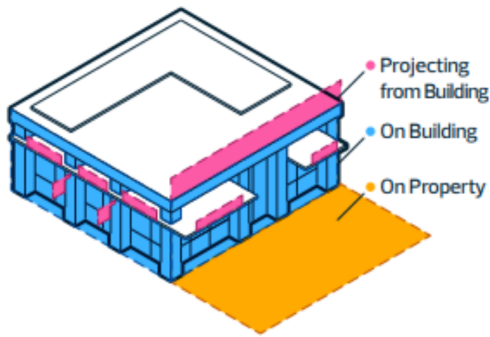
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Most signs require at least a development permit, with others requiring a building permit too!

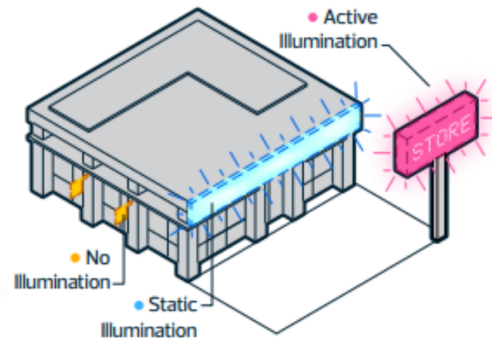
SIGNS IN THE ZONING BYLAW

The new Bylaw will feature a shift away from the distinction of signs based on sign type, to how the sign impacts the surrounding areas

1) THE LOCATION OF THE SIGN



2) THE ILLUMINATION OF THE SIGN

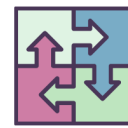


DESIGN GUIDELINES

What are the design guidelines for signs?



QUALITY



INTEGRATED



VISUAL



SAFE



MITIGATING NEGATIVE IMPACTS



NIGHTTIME
ILLUMINATION



DRIVER
DISTRACTION



PROLIFERATION

Questions to consider:

1. Some Leagues have indicated a desire to have digital signs on their land, which is not currently permitted. What are your thoughts on this

5.0 - Discussion Items

5.3 - Safe Mobility Strategy 2021-2025

Item 5.3

BACKGROUND INFORMATION

The **Safe Mobility Strategy** 2021-2025 is **Edmonton's** approach to advancing Vision Zero. Vision Zero is the goal of zero traffic-related fatalities and serious injuries on our streets by 2032.

Recall that a list of key themes and draft actions have been developed as a part of the strategy. A full list can be found [here](#).

THEMES AND DRAFT KEY ACTIONS 2021-2022 OF INTEREST TO THE EFCL

Traffic Safety Community Activation

Programming, tools and support to empower Edmontonians so they can influence and participate in safe and livable streets in their community, including:

1) YEG Safe Mobility Makeovers:

Combine Edmontonians' lived experience and City staff technical expertise to collaboratively identify and implement customized, creative and flexible solutions that address traffic safety concerns outside of Neighbourhood Renewal.

2) Safe Speeds Toolkit:

Support the implementation of Speed Limit Reductions and address ongoing speeding concerns in neighbourhoods. Enable communities to access tools such as portable driver feedback signs, creative signage and visual awareness options, and location specific data and information to educate and communicate about speeding issues.

****These actions would need to be endorsed by Council and funding would need to be approved from the Traffic Safety Automated Enforcement Reserve****

QUESTIONS TO CONSIDER

1. Based on what you've read on the Safe Mobility Makeovers, what is your vision of what this looks like?
2. As part of the Safe Speeds Tool Kit, we want to give residents tools to help spread the word that speed limits are changing and why - what are some tools we could develop which members of community leagues would actually use?
3. Safe Mobility Makeovers are about trying out temporary tools to influence culture and encourage safe behaviors on and around streets. We know that some community members may like these, and some may not. They are an experiment and an opportunity to learn. Do you have any ideas on how we can reduce the risk of negative conflict between community members as a result of some community members engaging in the safe mobility makeover process?

5.0 - Discussion Items

5.4 - Next Meeting Date

Item 5.4

BACKGROUND INFORMATION

Does the committee wish to meet on November 25th or December 2nd?

Either - S.M

Either - T.A

Either - S.R

Either - E.S

Either - D.S

Either - VF

November 25 - SP

6.0 - Reports

6.1 District News