EDMONTON FEDERATION OF COMMUNITY LEAGUES

Planning and Development Committee Meeting



Autumn in Edmontonl, Edmonton. Source.

September 30, 2020 @ 6:00 PM

Remote Meeting
Prepared by Stephanie Kovach

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

Volunteers: Andrea Wilhelm (F), 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

21. Approval of Agenda (pg. 2)

3.0 Approval of PDC Meeting Minutes

- 3.1 June 24, P&DC Meeting Minutes (pgs. 3-7)
- 3.2 Review of Action Items from the June Meeting (pg. 8)

4.0 Calendar

4.1 Important Upcoming Dates (pg.9)

5.0 Discussion Items

- 5.1 Zoning Bylaw Renewal Discussion Paper Batch #2 (pgs. 9-22)
- 5.2 Safe Mobility Strategy (pgs. 23 26)

6.0 Reports (pg. 28) (8:10-8:30 pm) (pg. 27)

- 6.1 PDC Principles Approved by Board
- 6.2 Shared Streets and Lane Closures
- 6.2 District News

3.0 - Approval of June 24 Meeting Minutes

3.1 - June 24 Meeting Minutes

Item 3.1

June 24, 2020

<u>Members in attendance</u>: Troy Aardema (A), Andrea Wilhelm (F), Stephen Poole (E), Dave Sutherland (J), Stephen Raitz (I), Suzanne MacKinnon (L), Stephanie Kovach (CPA)

<u>Guests in attendance</u>: Karen Delina (H4H), Salimah Valiani (H4H), Hayford (H4H) Dr. Karen Lee (Associate Professor, UofA), Irene Zhu (EFCL), Laura Cunningham-Shpley (EFCL), Anita Lunden (District J, Board of Directors)

Regrets: Elaine Solez (I), Vesna Farnden (H), Hassaan Zuberi (L)

Item # Healthy Community Guidelines (Housing for Health)

- S. Valiani of Housing for Health presented background information on their project and the connection between housing and the built environment and how this affects our health.
- The committee discussed the following:

How could it be used in your own community?	 Leagues could advocate for the use of the guidelines in the development of city policy, guidelines Leagues could use the guidelines to assess development proposals in their neighbourhoods
(Initial comments)	S. Poole - shared comments regarding sidewalk width - 1.26m wide is the width used in Edmonton, a difficult width for people to walk side by side (this is used in both new developments as well as neighbourhood renewal) - 2m is required for social distancing. Sidewalks are often "amenities" provided by developers
Group 1 - content	 What could be added to the guidelines that is currently missing from a community lens? Communal gathering spaces (how do we get homeowners to engage with folks

	who are renting?) these spaces would enable the connection of people across different dwelling spaces - Healthy eating and urban agriculture - community gardens as communal gathering space - This is where Leagues can shine in terms of how to build community spaces - Social connections are crucial to mental health, which is not currently its own pillar in the guidelines
Group 2 - structure	 People like the structure Two levels well received: requirements and then additional options that would more context specific How will we hold developers to applying these elements? Where are the teeth? The document is timely for some of the issues that some communities are going through (e.g. LRT valley line) It is a long document - once content is agreed on are there shorter, more focused tools? Thoughts on particular topics or particular issues that the smaller more focused tools? Images will help people understand the concepts Checklists are great for shorter, smaller more focused tools Infographics incorporate checklists and images You could link smaller byte size tools to actual places in the guidelines for more info

ACTION: Additional comments or questions can be sent to HforH@ualberta.ca or can be written directly into the google docs

ACTION: S. Kovach to ask committee for specific pieces of the guidelines that they would like to focus on at a subsequent meeting

ACTION: S. Kovach to send H4H powerpoint to PDC following the meeting

Item #2 PDC Principles

- PDC Principles
 - S.Kovach provided a refresher of the principles, foundations and lenses decided earlier in the year

0	The committee discussed:		
	Good governance	 Need to include wording about advocacy Need to include wording about positive framing when we're discussing issues with City Admin and Council (e.g. it may be more impactful in some instances to talk about the impact of responsible development vs. the impact of bad builders) (S.Poole) Is the measure of 51% of impact to community leagues still serving our goals? Yes and no. There may be a need to prioritize projects with a greater community impact. (S. MacKinnon) The point is that while some projects only occur in some areas, they can potentially occur everywhere (S. Poole) 	
	Good urban design	 The concept of good urban design is inextricably linked to positive health outcomes and we can look to the work of Dr. Karen Lee and the Healthy Communities Committee for guidance (D. Sutherland) Good urban design is inviting and accessible to all and fosters better physical, social and health outcomes for people (S. Raitz) Good urban design fosters connection (L. Cunningham-Shepley) Evidence based urban design (e.g. research shows when we build circular paths in parks it promotes more use) (I. Zhu) It's important to not just focus on the end result of good urban design when we as a city are always under construction. We should consider things that occur during the construction phase as well that enhance or detract from good urban design (e.g. wayfinding is important when construction causes detours) (S. Raitz) Design should be appropriate for all seasons (S. Poole) Good urban design is adaptable with the changing times. We also need to accept it means different things to different people. (S. Mackinnon) Submitted electronically: good urban design should 	

include access to sunlight into yards and windows (i.e. setbacks) (E. Solez)

• ACTION: Refine feedback and present final draft to EFCL Board of Directors

Item #3 Virtual Public Hearings

- Following the discussions at the previous PDC meeting surrounding virtual public hearings, the committee discussed the successes and challenges of the virtual hearings held to hear from citizens regarding community policing and the EPS budget:
 - It opened up access, with more people being able to participate than may have regularly been able to. A hearing is "weighty" enough that by virtue of this, it weeds out people who might just turn up to say one or two things. (S. Raitz)
 - Technical issues will need to be overcome. (S. Raitz)
 - All in all has gone smoothly and allowing virtual participation hasn't hindered the process. (S. Raitz)
 - We see community groups coming together and planning their presentations in order to have a more impactful presentation at council, which may not be possible virtually. How can we overcome this hurdle? (L. Cunningham-Shpeley)

DIstrict News

- District News
 - District A T. Aardema community gardens are popping up across the district.
 - District E S. Poole community garden is growing nicely at the league and construction season is in full swing
 - District J D. Sutherland things are quiet, the LRT is still running behind schedule.
 - District J A. Lunden proposed Permanent Supportive Housing in King Edward Park is getting some attention. There was a bit of disappointment in the community following the Global News story as they positioned it as nobody in the community wanting the development, but there has been quite a bit of support.
 - Discussion regarding the concept of "community character:"
 - S. Poole RIWG used to worry about community character, but now they focus on the more important issue of how to build things well and how to ensure the construction of the building is not a negative experience for the neighbourhood. It's natural that people will react to anything that looks and feels different, but they will eventually get over it.

- D. Sutherland was once asked to define "neighbourhood character" and he found he couldn't do it. What it means to you is not necessarily what it means to me.
- District I S. Raitz developments are passing as normal. Sidewalk widenings are occurring down Whyte to ensure people can safely walk outside.
- O District K S. MacKinnon no news.

Other items

• Have a wonderful summer!

The meeting adjourned at 8:00pm

4.0 - EFCL Planning Committee Calendar June, July, August

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: <u>Council on the Web</u>, <u>City Council's</u>
 <u>Youtube Channel</u>

September	
29	Exploring Additional Short Term Rental Accommodation Regulations (UPC) Current Notification Procedures for Future Construction Projects (UPC)
30	PDC Meeting
October	
28	PDC Meeting
29	Fall General Meeting
November ?	Safe Mobility Strategy
·	,
13	Feedback Deadline - Zoning Bylaw Renewal - Discussion Paper Batch #3
25	PDC Meeting

5.0 - Discussion Items

5.1 - Zoning Bylaw Renewal - Discussion Paper Batch #2

Item 5.1

BACKGROUND INFORMATION

The Zoning Bylaw is being renewed and the renewal will include rethinking how, what and why the City regulates in terms of zoning and land development.

Why is the Bylaw being renewed?

- 1. The last significant overhaul occurred in 1961
- 2. It does not support mixed use development
- 3. It keeps activities separated from each other
- 4. It places administrative burden on new businesses opening
- 5. It can be used as an exclusionary tool

How will the new Bylaw be different?

- 1. It will become a hybrid Bylaw that incorporates the following types of Zoning:
 - a. Form-based zoning:
 - i. https://formbasedcodes.org/definition/
 - b. Performance-based zoning:
 - i. https://www.chescoplanning.org/MuniCorner/Tools/PerfZoning.cfm
 - c. Incentive-based zoning:
 - i. http://www.mitod.org/incentivebasedzoning.php
 - d. Use-based zoning
 - https://formbasedcodes.org/definition/
- 2. It will introduce fewer, more enabling standard zones
- 3. It will expand use classes
- 4. It will feature fewer regulations

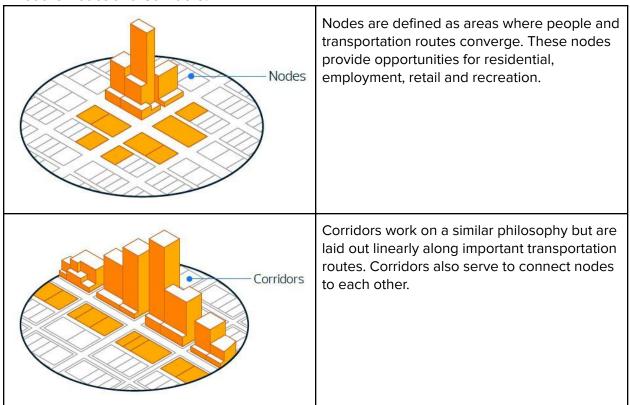
The City has released a series of papers that allow residents to explore various aspects of zoning. These papers provide the preliminary thinking and direction for the new Bylaw's regulatory framework:

Topics	Engagement Period
 Overlays Direct Control Zones Commercial and Industrial Zones Agricultural and Rural Zones 	Closed

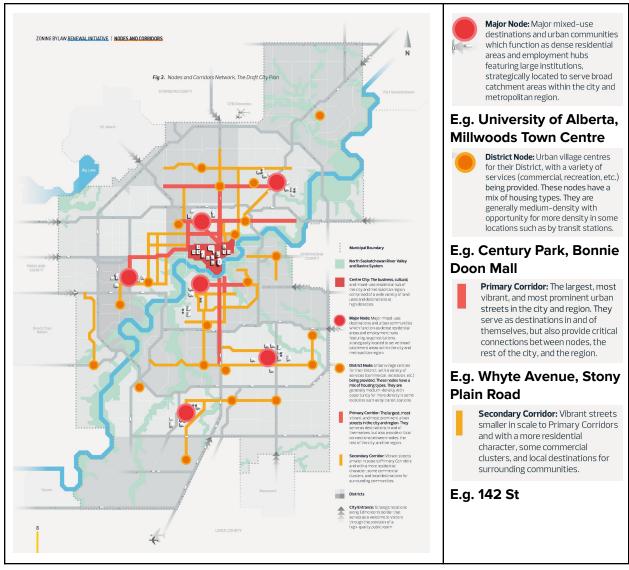
 Climate Resilience and Energy Transition Nodes and Corridors Economy and Small Businesses Special Area Zones 	Closed
 Parks and Civic Services Zones Residential Zones Notifications and Variances Signs 	October 19 - November 13, 2020

NODES AND CORRIDORS

What are Nodes and Corridors?



Where will Nodes and Corridors be implemented in Edmonton?



How will the new Bylaw direct and manage growth along the new Nodes and Corridors?

1. Introduction of Mixed Use Zoning	 The new Zoning Bylaw will create a more permissive environment for mixed use development in Nodes and Corridors Nodes and Corridors zones will allow for a variety of residential, commercial, institutional, cultural and recreational uses
2. Integration with Mobility Networks	 Nodes and Corridors are intended to link to each other through mass transit The Nodes and Corridors concept builds on Transit Oriented Development (TOD) and expands it from being centred on LRT and transit centres to also include where intensification

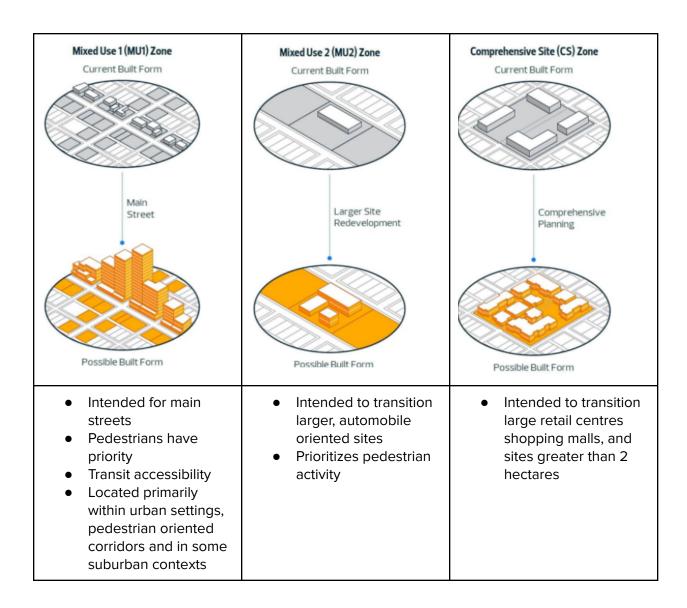
	opportunities intersect with mass transit and mobility hubs
3. High Quality Urban Design	 Regulations will be used to ensure the design of buildings and sites are contextually appropriate and enhance the pedestrian experience in all seasons
4. Innovation Corridor Concept	 The Innovation Corridor is a linear strip within the heart of the city where major academic, health and research institutions are connected by mass transit The new Zoning Bylaw can advance policies related to enhancing and redeveloping these areas by integrating a broader range of uses to encourage innovative business models and operations
5. District Planning	 A district is a collection of neighbourhoods that provide a range of destinations, services and amenities within 15 minutes District planning will translate the direction of the Draft City Plan into 15 geographic areas and the Nodes and Corridors within them to accommodate growth

What is mixed use development?

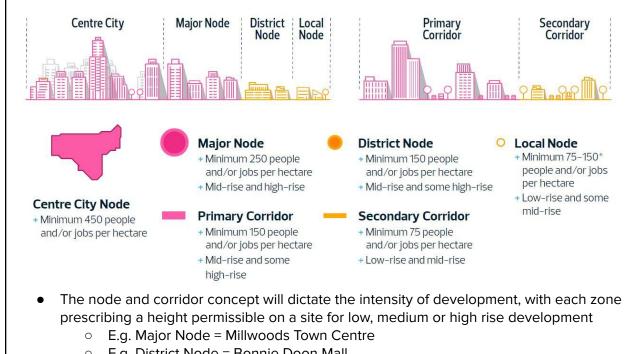
They provide more than one use or purpose within a shared building or development area All nodes and corridors will enable a variety of residential, commercial, institutional, cultural, and recreational uses.

What Mixed Use Zones will be introduced?

(CS)

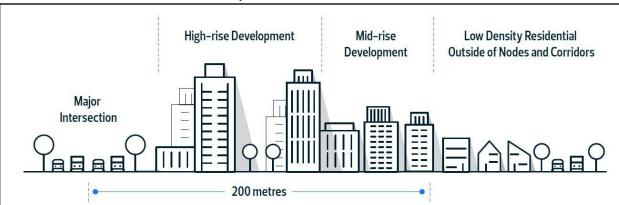


What policies for density and massing will be utilized in the Nodes and Corridors?



- E.g. District Node = Bonnie Doon Mall
- E.g. Primary Corridor = Stony Plain Road
- E.g. Secondary Corridor = 142 Street

How will transitions between development be dealt with?



To ensure there is adequate buffer space between buildings of different intensities, transitions between buildings will be applied within the Nodes and Corridors zones:

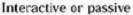
- Taller buildings will be concentrated at major intersections and in close proximity to transit hubs
- As development moves away from these focal points, the scale of development will decrease to serve as a transition into lower density areas

What policies are being proposed for the creation of pedestrian oriented places within and along Nodes and Corridors?

Active Frontage Requirements

Active Frontage refers to street frontages where there is active visual engagement between those in the street and those on the ground and upper floors of buildings. To achieve this, Administration proposes:

Requirements for how ground floor commercial interacts with the street to ensure there
is visual engagement between the street and uses on the ground floor





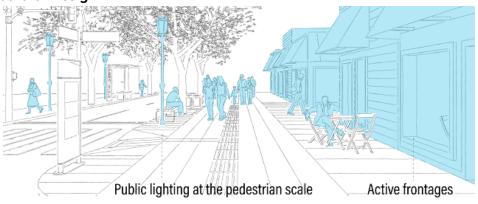


Rich in sensory experience or boring





High Standard of Design



The high standard of design envisioned in the Nodes and Corridors concept is described as reflecting the principles of connected, walkable, and winter friendly designs. Administration proposes this will be achieved through:

• Guidance for podium, mid-rise, and tower configurations

- Guidance for setbacks and stepbacks
- Guidance for building articulation that strengthens the relationship with the street and promotes human-scale development that is comfortable for pedestrians
- For sites with high vehicular activity, emphasis will be placed on how pedestrians move through the site

Incentive Based Regulations in Nodes and Corridors

Proposal: to use bonus provisions to encourage public amenity contributions within a development

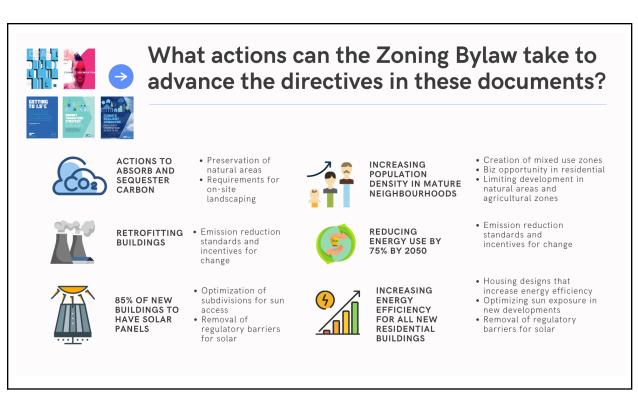
- Additional height, Floor Area Ratio (FAR), and/or dwelling units can be permitted under certain conditions provided that <u>standardized</u> public amenity contributions are provided
- Standardizing expectations for amenity contributions and affordable housing could encourage the use of the proposed mixed use standard zones with additional certainty
- Public amenity contributions could be based on existing policies such as C599 -Community Amenity Contributions, which includes the following:
 - Public art
 - Preservation of historic resources
 - Publicly accessible open space
 - Streetscape improvements
 - Public park improvements
 - Dwelling units with 3+ bedrooms
 - Improvements to Community League facilities
 - Other capital improvements to the public realm or for the use of the public at the discretion of the City

CLIMATE CHANGE AND ENERGY TRANSITION

Implications for Edmonton in the face of a rapidly changing climate:

- 1. More frequent and intense weather events (e.g. heavy rainfall and drought)
- 2. The likelihood of urban flooding events affecting our homes and businesses will double by the 2050s
- 3. Edmonton will be warmer and drier overall, which may lead to extreme heat implications for vulnerable populations
- 4. Today's forested and parkland ecosystems will gradually be replaced by more grassland ecosystems
- 5. As ecosystems change and trees become stressed, risks of more invasive species and wildfire will increase
- 6. More water will be needed to maintain existing urban trees, which are effective at reducing heat within cities
- 7. And different landscaping requirements may be required in a new climate, including the need for more low impact development designs

What actions can the Zoning Bylaw take to make Edmonton climate resilient?





- Reflective roofing, cool paving, green walls & landscaping
- Reqs for onsite lanscaping
- Use of LID technologies (e.g. rain gardens)



FLOOD PROOF DESIGN REGULATIONS

- Preservation of natural areas
- Prevent development in ravine
- Use of LID technologies (e.g. permeable pavement)



- Limit development in certain areas
 Limit the use of flammable
- Limit the use of flammable building materials
- Control types of vegetation near structures



ECOLOGICAL RESILIENCE TO SUPPORT CLIMATE RESILIENCE

- Create a development restrictive zone
- Use of LID technologies (e.g. bioswales)
- Expanding possibilities for urban agriculture
- Limit urban expansion

What mechanism will be used to implement these actions?



How will those actions be implemented?

A proposed development permit point system where each type of climate action is assigned a specific point value based on a variety of factors, such as:







EFFECTIVENESS

COST

COMPLEXITY

Different types of developments may be required to achieve a set number of points. Benefits of this approach:



SUITABILITY







The approach:

- Each climate action is assigned a specific point value based on a variety of factors including effectiveness, cost, or complexity
- Instead of mandating that a green roof or solar panels be required for every development, different types of developments would be required to achieve a set number of points
- Higher point values could be assigned to priority actions to help ensure the overall point system aligns with Edmonton's priorities
 - E.g. Developments that apply this standard could be required to achieve a total of 10 points in any combination

Benefits of this approach:

- Developers are able to choose the most suitable actions for their development based on their analysis
- Regulations could be based on a measurable target or outcome and would not dictate the method or technology to achieve the specific action
- Point values could be adjusted as conditions, targets, and priorities over time

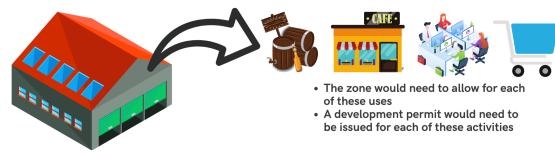
ECONOMY AND SMALL BUSINESSES

- Small businesses employ 74% of Albertans
- There are almost 32,000 small businesses in Edmonton, accounting for 94% of Edmonton's total businesses
- Small businesses support vibrant communities, local employment, and commercial areas



WHAT ABOUT NEW AND INNOVATIVE BUSINESS TRENDS?

Edmonton's current Zoning Bylaw does not easily accomodate them.



The paper outlines a scenario to illustrate the limitations of the current Zoning Bylaw:

- A warehouse has been sitting vacant for several years in your community
- An entrepreneur purchases the warehouse and wants to convert it into space for a microbrewery, cafe, bakery, offices and a retail shop
- In order to accommodate all of those uses, the zone the warehouse was in would need to allow each of these use classes and a permit would need to be issued for each of these activities
- A rezoning application would likely be involved, which can be a costly and time consuming and prevent the entrepreneur from going through with the project



HOW MIGHT THE NEW ZONING BYLAW HELP?

The current Bylaw:

- Segregates land use activities
- Use classes are narrowly defined
- Current environment may mean more variances or a rezoning



The new Bylaw:

- Broader use categories will allow a greater range of activities in a building or space
- Similar activities will be grouped with similar impacts

The current Bylaw

- The current approach of the Zoning Bylaw is to segregate land uses
- This means that in general, commercial activities are separated from residential activities
- This can make it difficult for local entrepreneurs to open low-risk businesses like a small cafe in neighbourhoods zoned for other uses, like residential
- Narrowly defined or specialized uses can mean the difference between a business being able to open or not

The New Bylaw

- Will contain broader use categories, allowing for a greater range of activities to occur in a particular space or building (e.g. Oliver Exchange building)
- Land use activities with similar impacts will be grouped together

FEEDBACK FROM LEAGUES AT EFCL WEBINARS

- Concern/confusion around how infrastructure improvements are financed for infill development and high density development
- Concern around the loss of rezoning applications and the consultation requirements embedded within them
- Questions about a standardized community amenity contributions and if the City and/or land owners will have to engage the community

- Questions about the LID guidelines
- Concern/confusion around CoVID and high density development vs. overcrowding
- Questions about the timeline for the development of nodes and corridors and if the development will be staged or happen piecemeal

ZBR + EFCL MONTHLY MEETING

The EFCL will meet monthly with the Director of the Zoning Bylaw Renewal Initiative, Livia Balone, two days in advance of each month's Planning and Development Committee meeting.

At the September meeting, the following was discussed:

Past Engagement	Rezoning	Project Milestones
 Happened concurrently with City Plan engagement in 2018/19 Populus to pull all ZBR specific items from their databases to prepare a ZBR specific What We Heard Report 	 The entire City will be rezoned at the same time the new Zoning Bylaw goes to Public Hearing They will rezone "like for like" where possible, but some upzoning may be involved The City does not have the resources to mail a notice to every household and will have to use alternative methods 	The team will go to UPC in January of 2021, which represents the "closing gate" of Phase 1 to discuss: What We Heard Philosophy of the project Goals of the project
Future Engagement	Upcoming Papers	
 A consultant posting went live in March, but was taken down as apart of the City's CoVID response Funding was secured for a 90 day position to create the Engaged Edmonton materials Funding has been secured for another consultant, to be hired in the coming months 	 A webinar on the Residential Zoning paper will occur the first week after it is released (PDC is invited to attend) The team has also offered to attend our next PDC meeting 	

QUESTIONS TO CONSIDER

- 1. How would the PDC like to be engaged/involved in this project moving forward?
- 2. Would the PDC like a presentation from the ZBR team at the next meeting? On which topics?

5.0 - Discussion Items

5.2 - Safe Mobility Strategy 2021-2025

Item 5.2

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.

The City has prepared two discussion papers:

- 1. Policy and Planning Context
- 2. Changing the Conversation around Traffic Safety

Since Vision Zero was adopted by Edmonton:

- Traffic related fatalities have decreased by 56%
- Serious injuries have decline by 30%

Watch Safe Mobility Strategy Video Here

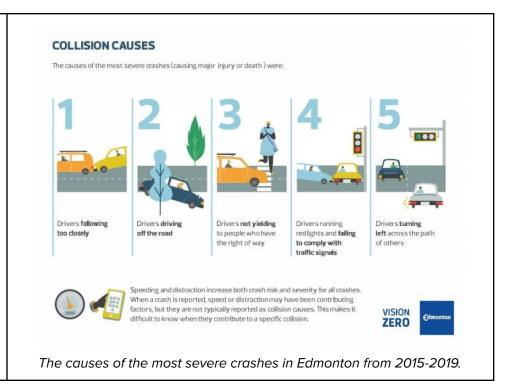
The Safe Mobility Strategy is guided by the following principles:

- We all move
- We all deserve to move safely
- We are connected
- We are successful when we work together
- We are informed by analytics, lived experience and research

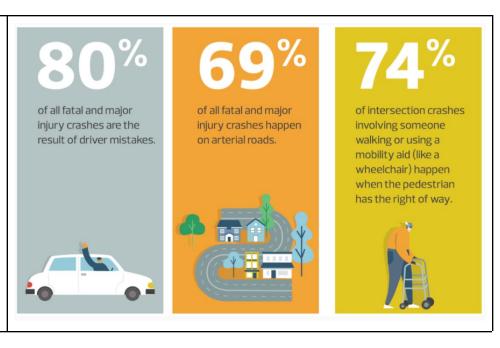
CRASH AND EQUITY ANALYSIS

The City of Edmonton analyzed 5 years of collision data to determine the areas in Edmonton where the most serious crashes are happening, which is being called the <u>High Injury Network</u>.

This list outlines
the top five causes
of the most severe
crashes and
patterns identified
through an
analysis of all
vehicle related
collisions in
Edmonton:



The Crash Analysis also revealed other patterns about what results in crashes, where they happen and who has the right of way in intersection collisions.



The High Injury Network has illuminated a list of 15 neighbourhoods that experience the most automobile-involved crashes in our city, which may be prioritized for safety improvements when the strategy is implemented:



The neighbourhoods in this list are not presented in any particular order**

- West Jasper Place
- Glenwood
- Westmount
- Queen Mary Park
- Central McDougall
- Spruce Avenue
- Killarney
- Eastwood
- Parkdale
- Alberta Avenue
- McCauley
- Boyle Street
- Oliver
- Downtown
- Strathcona

THEMES AND DRAFT KEY ACTIONS 2021-222

A full list of the themes and draft key actions can be found here.

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

Safe Crossings

Enable people walking, biking, and rolling to safely cross streets with engineering measures through an enhanced approach to the current Crosswalks program. Will look to implement the right measures in the right locations using a variety of tools, from temporary curb extensions to full signals.

Expanded Monitoring Technology

Test and implement new road monitoring equipment that expands and diversifies information needed to better understand what's happening on Edmonton's streets, including near-crashes, when and how people are travelling, and road user actions and behaviours in order to implement the right actions and measures to increase safety and livability.

Proactive Safety Reviews

Address systemic inequities by conducting proactive safety reviews in the highest crash neighbourhoods that are not accessing traditional channels to initiate change, such as 311. This work will build understanding as to why crashes are happening more frequently in some neighborhoods than others and how it impacts people's lives.

Project Prioritization Criteria

Include equity-seeking neighbourhoods from the High Injury Network and those disproportionately impacted by safety issues as key project prioritization criteria.

A full list of the themes and draft key actions can be found <u>here</u>.

QUESTIONS TO CONSIDER

1. What work can we do as a committee to help advance the Traffic Safety Community Activation actions?

6.0 - Reports

6.1 PDC Principles - Approved by Board

View the approved PDC Principles here.

6.2 Physical Distancing Shared Streets

This spring, the City of Edmonton adjusted some streets in some neighborhoods to support people getting outside and moving safely. However, all shared streets and lane closures will be removed prior to the winter season, based on the following factors:

- Pedestrian and cyclist activity
- Impacts to vehicle travel lanes and delays
- Connections to other active routes
- Impacts to transit
- Coordination with upcoming road and utility work
- Winter safety considerations
- Increased winter maintenance requirements and resulting costs

*Tuesday, September 29 - lane closures will begin to be removed *Tuesday, October 27 - shared streets will be begin to be removed Visit edmonton.ca/streets for a full list of all the closures

6.3 District News