

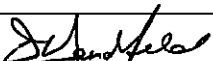


POSTPONED MOTIONS: ADMINISTRATIVE BACKGROUNDER

NUMBER: PM-03-2018

REQUESTED BY:	Mayor Nolan Crouse
ORIGIN OF REQUEST:	Email
DATE OF REQUEST:	June 26, 2017

AUTHOR:	Adryan Slaght
DEPARTMENT:	Infrastructure and Development Services
DATE RESPONSE DUE:	July 4, 2017

DIRECTOR APPROVAL (if not author):	Adryan Slaght, June 30, 2017
GENERAL MANAGER APPROVAL:	Glenn Tompolski, July 4, 2017
DIRECTOR OF FINANCE APPROVAL:	DM 07/04/17
CITY MANAGER APPROVAL:	

MOTION:

Delay PLAN-001 (MDP) by 1 year

RESPONSE (one page max.):

Administration's Understanding of Intent Motion:

Administration's understanding of the motion is that work related to Plan-001, Municipal Development Plan Full Review, would be deferred until 2019.

Operational or Organizational Impacts if Motion is Approved:

Plan-001 was anticipated to constitute a significant portion of work within the Planning & Development Department starting in 2018. If Plan-001 is deferred until 2019, Administration will need to review their work plans. Significant policy initiatives related to topics such as infill, transit-oriented development, DARP implementation, and several Land Use Bylaw reviews may need to be postponed, or occur without an overall strategy that is current in all respects.

The full review of the MDP also was intended to take advantage of synergies with the work associated with both the proposed annexation of Sturgeon County lands, and compliance activities associated with the Edmonton Metropolitan Region Growth Plan. The annexation will require a growth study, review of growth

projections, available lands, servicing, growth patterns, review of key environmental and natural features, etc. These are all items that can serve both the annexation's purposes, as well as the full review of the MDP.

In addition, as drafted, the Edmonton Metropolitan Region Growth Plan will require a regional context statement within one year of approval of the plan outlining how the municipality's MDP conforms with, or diverges from the new Growth Plan, and to indicate how they would bring their MDPs into compliance. Further, member municipalities that are required by the MGA to prepare MDPs shall update their MDP to conform to this Growth Plan within three years of the Plan coming into effect. As the timing to fully review the MDP could take three years, it is important that work on the MDP begin as soon as possible, with the benefit being that efficiencies are achieved between the annexation, regional context statement, and growth plan required MDP update.

Financial Implications of Motions:

The budgetary impact of Plan-001 would occur in 2019 rather than 2018. A possible financial implication of the deferral again of the MDP full review is that additional public engagement may be needed to verify the City's community vision, and that a revised budget estimate factoring in this additional work as well as the full cost of inflation since the original cost and scope of the project was proposed, would take place for the 2019 budget.

Stakeholder Consultations:

If Plan-001 is deferred until 2019, public engagement may be required to make the public, landowners, developers, etc., aware of the new timelines for the review of the MDP.

Background:

Plan-001 represents a significant opportunity for the City of St. Albert to review and re-assess its strategic direction with respect to how the City should grow and development. The existing "City Plan" document was originally approved in 2000.

In 2007, the Plan was updated to include new lands from the Sturgeon Annexation. The changes were largely graphical in nature, as the Future Growth map was updated based on the 2001 Intermunicipal Development Plan to include the new lands. In 2013, the MDP was updated to reflect new targeted densities and corresponding legislation prompted by new Capital Region Growth Plan policies.

Despite these updates, the MDP has not been fully reviewed as a whole since its original approval in 2000. While the MDP reflects principles still valid today (e.g. transit oriented development, mixed-use activities), it also assumes development influences & growth rates that reflect a different time, or that may no longer be valid (e.g. tele-shopping, 78,000 residents by 2014).

In addition to the MDP not keeping pace with some trends, changes in demographics, etc., there have also been significant changes to provincial,

regional, and municipal policy documents within the past several years that have occurred or are expected to be completed by the end of 2017 that the MDP will need to address. These include changes to the Municipal Government Act, the new Edmonton Metropolitan Region Growth Plan, and development of a new Transportation Master Plan and City Community Vision and Strategic Plan to name a few. In addition to these, the proposed annexation of Sturgeon County will require updates to the MDP, and creates an opportunity to build upon studies required for the annexation (e.g. growth management needs, future servicing requirements, fiscal impacts of development) while sharing or minimizing cost and resource expenditures.

The City's Community Vision was developed in 2015. Administration had intended to proceed with the MDP immediately afterward to build upon the public input, and an engaged citizenry. The longer that it takes to undertake the MDP review, the more additional engagement will need to be done to understand community needs and desires. In addition, the longer it takes to undertake the full MDP review, the more likely it becomes that the City becomes more reactive to development approvals, and the more likely it is that changes surrounding development policy occur in a more piece-meal and inefficient manner.

