

CITY OF FORT SASKATCHEWAN

Request for Decision

Bylaw C31-20 Municipal Development Plan - Our Fort. Our Future.

Motion:

That Council give first reading to Bylaw C31-20 to adopt a Municipal Development Plan, and that a Public Hearing commence immediately following first reading of the Bylaw.

Purpose:

To give first reading to Bylaw C31-20, to adopt a Municipal Development Plan (MDP).

Recommendation:

That Council give first reading to Bylaw C31-20 to adopt a MDP, and that a Public Hearing commence immediately following first reading of the Bylaw.

Background:

In July 2019, Administration officially began the MDP project. The purpose of this project is to replace the MDP 2010-2030. Updating the City's highest statutory planning document was necessary to reflect current circumstances and future aspirations, to incorporate newly annexed lands, and to ensure alignment with the Edmonton Metropolitan Region Growth Plan (2017).

Extensive public engagement has been conducted with this project. In February 2018, Phase 1 of the My Fort, My City, My Say' community survey was completed. In the spring and summer of 2019, Phase 2 included in-person and online engagements. These focused on gaining a more detailed understanding of Phase 1 results and included downtown-specific sessions. The results from these engagements informed the foundations of the draft MDP, including the Community Direction Statement (CDS), the Plan Pillars, and the Objectives.

In September 2019, Administration checked in with the community about the draft CDS and Pillars through a variety of community events, including:

- the farmers' market;
- the Fall Festival;
- the Dow Centennial Centre lobby during lunch hours;
- a Building Bridges Coalition meeting; and
- online engagement.

On November 12, 2019, the CDS and Pillars report and engagement summary was shared during a regular Council meeting.

On January 21, 2020, the Objectives for the new MDP were shared during a regular Council meeting.

On February 5, 2020, the first public focus group session was held, focusing on the Mobility and Natural Systems and Green Infrastructure sections. The accompanying online engagement ran from February 11 to 23.

On March 5, 2020, the second public focus group was held, focusing on the neighbourhood sections, which includes the Downtown (further divided into the Core, Fringe and 99 Avenue Corridor), the Established Neighbourhoods (Pineview and Sherridon), the Developing Neighbourhoods (Southfort and Westpark), and the Future Urban Area. The accompanying online engagement ran from March 4 to 17.

On August 11, 2020 the third public focus group was held, focusing on the City-wide, Economic Development, Infrastructure and Servicing, and Managing City Growth sections. The accompanying online engagement was open from August 7 to 17. The summary of all public focus group sessions was provided at the September 15 Committee of the Whole meeting.

On September 24 and 25, 2020, Administration hosted two public open houses for the draft Plan. The draft was also made available for review and comment online from September 10 to September 27. The online engagement included a poll for the community to choose the Plan's name. The results of the public engagements are in Appendix A.

From September 10 to October 2, 2020, the draft Plan was circulated to relevant stakeholders, including neighbouring municipalities, school boards, Alberta Health Services, Canadian Home Builders Association (CHBA), and Urban Development Institute-Edmonton Region (UDI-ER) Fort Saskatchewan Committee. Comments received from these stakeholders and responses are included in Appendix B.

Summary Analysis:

The final draft of the *Our Fort. Our Future. – Fort Saskatchewan's Municipal Development Plan* is ready for Council approval. As our highest level planning document, the new MDP provides strategic direction for a doubling of the city's population. The Plan is built upon the ambitions and ideas of residents through extensive public and stakeholder engagement, studies and reports, and professional analysis.

The new Plan sets a new policy direction for development, to which other planning documents will align. This will guide the timing and nature of development in the newly annexed lands through new Area Structure Plans. It will shape the sustainable future and quality of life in our existing neighbourhoods through potential Area Redevelopment Plans, strategies, and initiatives. It will also inform updates to existing documents, such as the City's Land Use Bylaw and amendments thereto.

Administration took a new approach with the development of this Plan. As opposed to the conventional bird's eye view of the community, the focus was to build the Plan from the ground up, conscious of the scale at which people actually experience their community. Taking this approach enabled tailored policies, which builds on the existing quality of life in our community and the aspects residents' value most today. By giving different parts of the community distinct policy areas, we were able to express our community wide standards, as well as provide specific policy approaches to support the unique needs of different neighbourhoods. The Plan seeks to fulfill the community's aspirations for the future, ensure future residents can enjoy an even greater quality of life than previous residents have, and do so in a way that preserves these qualities for generations.

The summary of the final public engagement is included in Appendix A. Stakeholders' submissions in response to the Draft MDP circulation are included in Appendix B. We thank all the residents and stakeholders that helped shape this Plan.

As a statutory document, the MDP is required to go through the Regional Evaluation Framework (REF) approval process. The REF is the Edmonton Metropolitan Region Board's (EMRB) primary tool for implementing the Regional Growth Plan. The REF is comprised of a third party review to ensure new and amended plans are consistent with the Growth Plan, a recommendation from ERMB Administration, followed by an appeal period for member municipalities. The Public Hearing is being held following first reading to ensure any changes necessary from public feedback are captured prior to submitting a REF application. Any changes made during second or third reading would require a subsequent REF application.

Plans/Standards/Legislation:

Municipal Government Act (MGA)

Section 632 requires that every municipality by bylaw adopt an MDP that complies with any regional growth plans.

The MGA requires all members of the Edmonton Metropolitan Region Board bring their municipal development plans in alignment with the Regional Growth Plan (2017).

Section 636 establishes requirements for preparing statutory plans, including notification and providing means for any person who may be affected to make suggestions and recommendations.

Administration provided notice of the Public Hearing in the Fort Saskatchewan Record for three consecutive weeks prior to the Public Hearing date. In addition, the City placed a notice on the City's website, and promoted the Public Hearing on the City's Twitter and Facebook feeds.

City of Fort Saskatchewan Strategic Plan 2018-2022

Well-Planned and Maintained Municipal Infrastructure: Strategically manage, invest, and plan for sustainable municipal infrastructure.

Positioned for Growth: Strategically plan, prepare and manage responsible and sustainable growth for our residents and businesses.

Financial Implications:

The Plan itself does not have financial implications. The implementation of the MDP will require the commitment of project specific resources.

Internal Impacts:

The Plan was prepared in close consultation with all City departments. There were three internal workshops undertaken, along with the circulation of draft sections of the document. This MDP will provide high level guidance for the type and manner of service delivery, as well as specific projects to undertake.

Attachments:

1. Bylaw C31-20
2. Schedule "A" to Bylaw C31-20: Our Fort. Our Future.

3. Appendix A: Draft Plan Engagement Summary Report available at www.fortsask.ca/mdp
4. Appendix B: Stakeholder Communications

File No.:

Prepared by:	T.J. Auer Principal Planner, Long Range Planning	Date: October 1, 2020
Approved by:	Shree Shinde Manager, Current & Long Range Planning	Date: October 7, 2020
Approved by:	Craig Thomas Director, Planning & Development	Date: October 8, 2020
Approved by:	Janel Smith-Duguid General Manager, Infrastructure & Planning Services	Date: October 13, 2020
Reviewed by:	Troy Fleming City Manager	Date: October 20, 2020
Submitted to:	City Council	Date: October 27, 2020