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*Manage future public obligations and growth opportunities - Approve new growth combined with its accompanying infrastructure obligations when it can be demonstrated that the City can afford it.*

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- 3.1.1.6 Develop a growth coordination strategy to address timing and phasing of new residential growth in developing and planned neighbourhoods. The strategy will relate to the City's strategic goals, current and future public infrastructure investment, long term financial sustainability and the amount, location and pace of population and employment growth; and will establish:
- Expectations for completing developing neighbourhoods
  - Expectations for initiating new Neighbourhood Structure Plans
- 3.1.1.7 The Growth Coordination Strategy will identify infrastructure and service obligations related to developing neighbourhoods and in conjunction with the Integrated Infrastructure Management Plan will outline the City's strategy for providing this infrastructure and infrastructure required by new growth.
- 3.1.1.8 Proponents for a new **Area Structure Plan or Neighbourhood Structure Plan** will seek Council's authority to prepare the plan. The information supplied by the applicant and administration will allow Council to provide direction and permission in accordance with Council's Vision.
- 3.1.1.9 Information that proponents and administration supply will include the existing infrastructure and the funded and unfunded commitment for the sector, the relationship of the sector's infrastructure and funding to the other sectors in the City, the current population capacity in the sector, the relationship of the proposed plan to transit, the availability and timing of supportive City infrastructure related to the proposed plan's approval and significant environmental impacts.
- 3.1.1.10 The Growth Coordination Strategy will address demand for land, housing units, and housing choice at the regional, city-wide and sector level.

## 3.2 Accommodating Growth

### 3.2.1 *Plan to accommodate 1,000,000 to 1,200,000 residents by 2040.*

Policies:

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| <p>3.2.1.1 Ensure a combination of single family and multi-family housing development potential is available for the next 30 years.</p> <p>3.2.1.2 Ensure there is sufficient land available to sustain economic opportunities.</p> <p>3.2.1.3 Achieve a balance between residential, industrial, commercial, institutional, natural and recreational land uses in the city through land development policies and decisions.</p> <p>3.2.1.4 Provide an open planning process which involves residents in policy development and planning for growth and change.</p> <p>3.2.1.5 Develop the Edmonton City Centre Airport lands over time to create a complete and sustainable residential and business community that is transit oriented, through the provision of mixed use, medium to higher density residential, business and institutional uses.</p> | <p>3.2.1.6 Prevent premature fragmentation of agricultural lands in the urban growth areas prior to urban expansion.</p> <p>3.2.1.7 Preparation of Area Structure Plans <del>is authorized for the Northeast, Southeast and Southwest Urban Growth Areas (see Map 1: Land Development Concept), and shall only be approved following Council acceptance of, and adherence with the:</del></p> <ul style="list-style-type: none"><li>◦ Growth Coordination Strategy;</li><li>◦ Integrated Infrastructure Management Plan: and</li><li>◦ Citywide Food and Agriculture Strategy.</li></ul> |
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- 3.2.1.8 Area Structure Plans for the ~~Northeast, Southeast and Southwest~~ Urban Growth Areas (see Map 1: Land Development Concept) shall include the following:
- An area vision created with area landowners and other city stakeholder groups;
  - A peri-urban agricultural section in support of the City-Wide Food and Agriculture Strategy; and
  - Innovative approaches to food systems, ecological networks, green infrastructure provision, demand reduction strategies and eco-design for future residential, commercial, industrial, business, agricultural and natural uses.
- 3.2.1.9 Any Area Structure Plan prepared for the ~~Northeast~~ Urban Growth Area shall recognize the value of its agricultural characteristics, including micro climate, soil capabilities and moisture content, to contribute to sustainable food and agriculture systems for Edmonton.
- 3.2.1.10 Any Area Structure Plan prepared for the ~~Southeast~~ Urban Growth Area shall recognize its value to:
- Create a sector within the city incorporating a mix of industrial, business and residential uses; and
  - Establish economic connections with the Edmonton International Airport and area industrial uses.
- 3.2.1.11 Neighbourhood Structure Plans within the ~~Northeast, Southeast or Southwest~~ Urban Growth Areas shall require Council authorization and comply with the Growth Coordination Strategy, the Integrated Infrastructure Management Plan, and the City-Wide Food and Agriculture Strategy.
- 3.2.1.12 A new Municipal Development Plan and Transportation Master Plan are expected to be adopted by 2021 and will guide the urban form and transportation network for a city of two million people, inclusive of urban growth areas. Preparation of any new statutory plans for an Urban Growth Area can only be considered following the adoption of a new Municipal Development Plan and Transportation Master Plan (City Plan).**