

Item 7.1.1

Scoping Report for a Highland Park Area Redevelopment Plan

C2017-0521

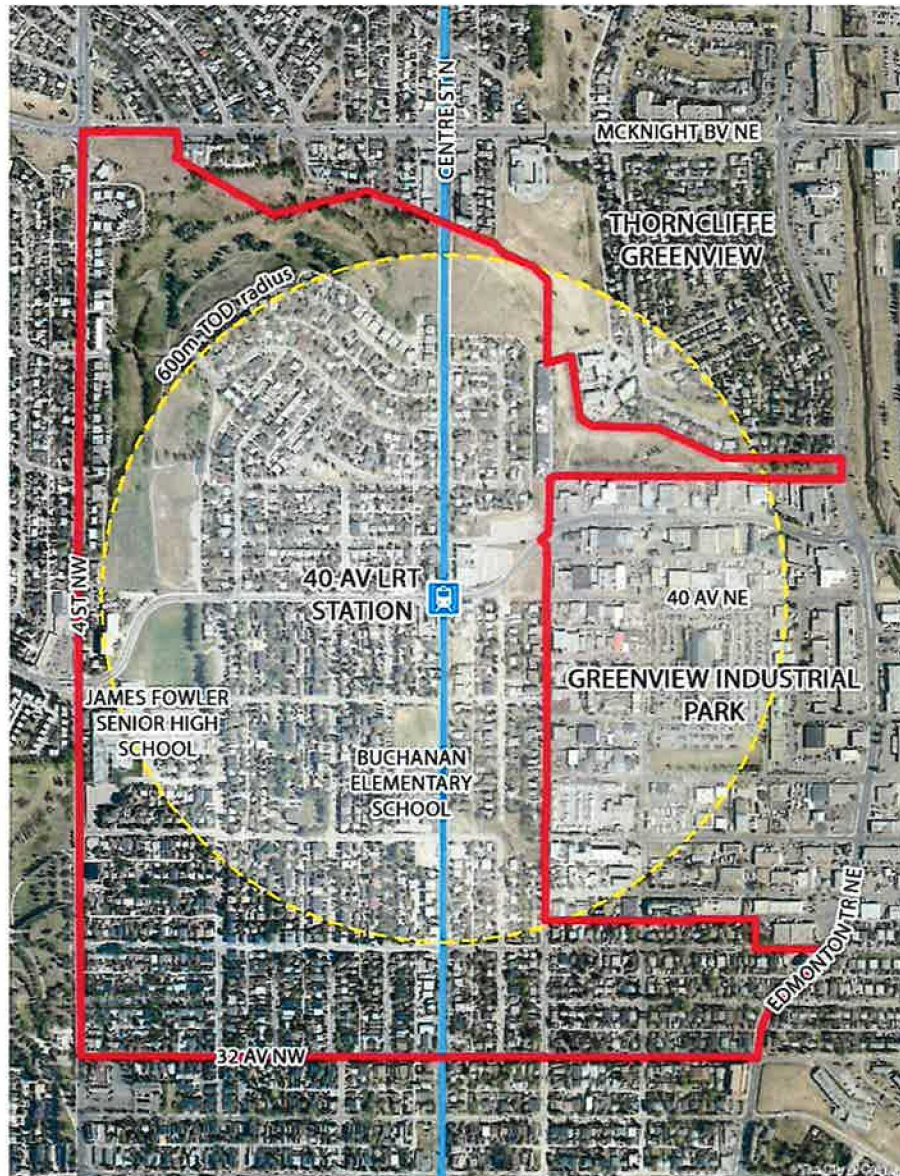


Background



- October, 2016 - 40 Avenue North Green Line charrette held with results summarized in Highland Village Green report.
- January 23, 2017 - Council directed Administration to prepare a scoping report to identify the requirements associated with an ARP for Highland Park.
- March 20, 2017 - Highland Village Green land use amendment application (LOC2014-0190) approved.

Background



Highland Park Community

- Predominantly low-density single and semi-detached housing
- Multi-residential, mixed-use and commercial development on Centre Street and 4 Street.
- Neighbourhood activity centre at Centre Street and 40 Avenue
- Population (2016) – 4,014 (-18%)
- Peak Population (1969) – 4,875

Proposed Scope of Work

**Background Work and
Project Planning**

1

3 to 4 months

**Policy Development and
Public Engagement**

2

Up to 1 year



Proposed Scope of Work

Background Work and Project Planning



Policy Development and Public Engagement



- Project scoping and planning
- Review of relevant planning history/policies
- Real estate study
- Identify costs and budget for engagement
- Review status of Regional Drainage Study
- Preliminary meetings with CAs and key stakeholders

Proposed Scope of Work

Background Work and Project Planning

1

3 to 4 months

Policy Development and Public Engagement

2

Up to 1 year



- Public engagement sessions with stakeholders
- Develop guiding principles and high level policy
- Develop land use concept
- General policy development
- Coordinate with completion and recommendations of Regional Drainage Study
- Coordination with Green Line program
- City-initiated land use redesignations

Proposed Scope of Work

Area Redevelopment Plan
for Council's consideration

Background Work and
Project Planning

1

3 to 4 months

Policy Development and
Public Engagement

2

Up to 1 year



- Public engagement sessions with stakeholders
- Develop guiding principles and high level policy
- Develop land use concept
- General policy development
- Coordinate with completion and recommendations of Regional Drainage Study
- Coordinate City-initiated land use redesignations

Proposed Scope of Work

Phase	Funding/Resources Requirements
Phase 1 – Background Work and Project Planning	<ul style="list-style-type: none"> • Modest cost for real estate study • Phase 1 work can be accommodated through existing budget/resources
Phase 2 – Policy Development and Public Engagement	<ul style="list-style-type: none"> • Engagement consultant (<i>est. \$50-75K</i>) • Budget and resources required from various business units as outlined in the report Appendix

Recommendation

That Council direct Administration to include the Highland Park Area Redevelopment Plan in the Planning & Development Department's 2018 policy work plan, in accordance with the scope of work identified in Attachment 1, with the work to be coordinated with the area's regional drainage study.