

**Planning & Development Report to
SPC on Planning and Urban Development
2018 July 16**

**ISC: UNRESTRICTED
PUD2018-0826
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Deferral Request Regarding Amendments to the Hillhurst/Sunnyside ARP

EXECUTIVE SUMMARY

Administration was directed to prepare amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (ARP) regarding floodway impacts on land use, and regarding heritage/character property retention. Staff have been working on these amendments with the Province and with business units across the corporation. This work is dependant on the results of new floodway mapping being prepared by the Province and the completion of revisions to the Developed Areas Guidebook. Both these elements are necessary to fulfill Council's direction in the Motion Arising, and therefore Administration is recommending deferral until 2019 Q2.

ADMINISTRATION RECOMMENDATION:

That the SPC on Planning and Urban Development recommend that Council approve Administration's request to defer amendments to the Hillhurst/Sunnyside Area Redevelopment Plan and report back to the SPC on Planning and Urban Development with amendments to the Hillhurst/Sunnyside Area Redevelopment Plan no later than 2019 Q2.

RECOMMENDATION OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, DATED 2018 JULY 16:

That the Administration Recommendation contained in Report PUD2018-0826 be approved.

PREVIOUS COUNCIL DIRECTION

At the 2017 September 11 Combined Meeting of Council a motion arising, moved by Councillor Farrell, seconded by Councillor Pincott, directed Administration, through community consultation, to bring forward amendments to the Hillhurst/Sunnyside Area Redevelopment Plan which consider:

1. The impact of floodway requirements on land uses and required building elevations/heights; and
2. Land use redesignations, Land Use Bylaw relaxations, and other incentives for heritage/character property retention in accordance with the Developed Areas Guidebook and other relevant City policies.

and report back to Council no later than 2018 Q3.

INVESTIGATION

While progress is being made regarding the items contained within the Notice of Motion, a deferral is being requested to allow further time for the Province to complete revisions to floodway mapping, and to allow Administration to complete revisions to the Developed Areas Guidebook.

The floodway mapping information from the Province will allow Administration to specifically

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address the direction in the Motion Arising regarding the influence of changes to the floodway on land use and development in flood prone areas, including portions of Hillhurst/Sunnyside. The new flood maps will determine specifically where flood prone areas are located and assist in determining appropriate building elevations/heights. This information was originally expected in 2017 Q4. However, it has been delayed and is now expected once the Province has their completed analysis and additional community engagement (anticipated in early 2019).

Completion and adoption of revisions to the Developed Areas Guidebook will ensure the amendments directed to the Hillhurst/Sunnyside ARP regarding heritage and character property retention are in accordance with the most current version of the Developed Areas Guidebook. The revisions to the Developed Areas Guidebook are expected to be complete by 2018 Q4.

Stakeholder Engagement, Research and Communication

None regarding this request to defer.

Strategic Alignment

None regarding this request to defer.

Social, Environmental, Economic (External)

None regarding this request to defer.

Financial Capacity

Current and Future Operating Budget:

None regarding this request to defer.

Current and Future Capital Budget:

None regarding this request to defer.

Risk Assessment

Deferring the inclusion of additional heritage provisions in the Hillhurst Sunnyside Area Redevelopment Plan has the potential to impact any development approvals for properties with heritage value that may be approved before additional heritage provisions are included in the Area Redevelopment Plan. Given that the Area Redevelopment Plan and the Municipal Development Plan already contain heritage provisions that would apply in this instance, the risk is perceived to be low.

Amending Area Redevelopment Plan policy in relation to flooding, such as floodway zones and building elevations before the Province of Alberta has released updated flood maps would potentially create risk whereby City policy is misaligned with Provincial policy. Risks associated with a misaligned City floodway policy would be considered to be high.

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REASON(S) FOR RECOMMENDATION(S):

A deferral is being requested until key information is available and foundational policy work is completed. A response to this Notice of Motion will be brought forward to the SPC on Planning and Urban Development no later than 2019 Q2.