

## **Subject: Bylaw No. 12/003 – City Centre Area Redevelopment Plan**

### **APPROVALS:**

Glen Laubenstein, Chief Administrative Officer  
Carol Theberge, Divisional Manager  
Samuel Alatorre, Director

### **Administrative Recommendation:**

1. THAT Bylaw No. 12/003, being the City Centre Area Redevelopment Plan, be read a first time.
2. THAT Bylaw No. 12/003 be read a second time.
3. THAT Bylaw No. 12/003 be considered for third reading.
4. THAT Bylaw No. 12/003 be read a third and final time.

### **Summary:**

Section 634 of the Municipal Government Act states that “a council may adopt, by bylaw, an area redevelopment plan” to guide the redevelopment of a specific area or neighborhood.

The City Centre Area Redevelopment Plan (CCARP) is a long-term plan to guide and facilitate sustainable development in the City Centre area for the next twenty years (Schedule A). In alignment with the Municipal Development Plan (Bylaw No. 11/027) and the Implementing Sustainability: Regional Municipality of Wood Buffalo, Strategic Plan 2012 - 2016, the CCARP will be used as the framework to provide guidance to Council and Administration for the redevelopment of the City Centre.

The CCARP (Bylaw No. 12/003) will replace both the Lower Townsite Area Redevelopment Plan (Bylaw No. 09/016) and the Waterways Area Redevelopment Plan (Bylaw No. 86/09) as the key policy document. The authority to adopt an area redevelopment plan is vested with Council under the Municipal Government Act.

### **Background:**

Since the adoption of the Lower Townsite Area Redevelopment Plan (2009) and the Waterways Area Redevelopment Plan (1986), there have been several updates to the guiding principles of the region and the Urban Service Area of Fort McMurray.

Firstly, in 2010 Council adopted Envision Wood Buffalo to reflect the Municipality's commitment to sustainability. Secondly, population and employment demand projections for the City Centre have been updated to reflect increased growth expectations in the upcoming decades. Thirdly, the recently adopted Municipal Development Plan includes specific strategies to establish the City Centre as the focal point of the region. And finally, the desire to improve connectivity between MacDonald Island, the Lower Townsite, and Waterways has increased with particular emphasis along the waterfront to the Clearwater River.

Following guidelines from the Municipal Development Plan, the City Centre Action Program was structured in September 2011 to address the aforementioned changes. The initial action set out in this Program is to update and align existing planning documents through the creation of the CCARP and to later facilitate the corresponding update of the Land Use Bylaw for the City Centre.

The CCARP builds on the ideas advanced by the existing Lower Townsite Area Redevelopment Plan, the proposed Waterways Area Redevelopment Plan (2010), and the draft Riverfront Master Plan (2009). The CCARP will provide an updated regulatory framework to support growth and development in the City Centre.

**Budget/Financial Implications:**

Creation of the City Centre Area Redevelopment Plan has been funded through the 2011 Operating Budget. Additional consulting services have been budgeted in the 2012 Operating Budget.

**Rationale for Recommendation:**

The CCARP meets the requirements of provincial legislation for area redevelopment plans. It is a plan that not only focuses on managing future land use; it is a comprehensive plan that includes strategies, policies, and actions to position the City Centre as the focal point of the region, and to help Fort McMurray to become a vital, 21<sup>st</sup> century city. The CCARP will provide a policy framework for planning, upgrading, and implementing infrastructure and community facilities, and will inform short- and long-term decision-making for the City Centre.

The existing Lower Townsite Area Redevelopment Plan recommends a review and re-evaluation at least every five years. It also emphasizes the importance of ensuring conformity with the Municipal Development Plan. As the 2011 Municipal Development Plan outlines strategies for growth management and direct policies for the City Centre, the existing area redevelopment plan must be replaced.

The CCARP outlines initiatives to attract investment and stimulate economic growth in the City Centre. The Plan reinforces the importance of strongly held values such as sustainability, and cultural and community spirit, it directs development in a manner that promotes the most efficient use and operation of municipal infrastructure, and it takes a cohesive approach by incorporating the principles from existing area redevelopment plans.

Public input is the foundation of the City Centre Area Redevelopment Plan, and the Plan was created by considering public and stakeholder input that has been collected since 2008. In

addition, the CCARP had its own engagement process with community members, and reflects the aspirations of the communities while facilitating and managing growth in the City Centre.

The CCARP is action oriented with a vision to create a City Centre that is vital and dynamic, where residents can work, play, learn and live. It sets priorities and provides recommendations to allocate budgets and monitor progress to achieve this vision. Specific actions will be established and updated regularly to achieve the Plan’s vision and objectives.

**Attachments:**

1. Bylaw No.12/003
2. Map - City Centre Boundary