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S U M M A R Y   O F   G E N E R A L   P L A N

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LEGAL STATUS OF GENERAL PLAN

The Planning Act

(Provincial planning law for Alberta) states under Section 94, Subsection (1) and Section 97, Subsection (1), that a General Plan should be prepared and reviewed every 5 years.

Requires enactment of General Plan Bylaw

General Plan (Bylaw 3079)

Purpose is to provide a guide for city land use decisions. Is implemented through City Bylaw.

Tools for Implementing General Plan Bylaw are:

Zoning Bylaw

Development Control  
Bylaw

Development Scheme  
Bylaw

Subdivision  
Control

## I N T R O D U C T I O N

The General Plan, now up for review, is divided into three main parts. The first part (Chapters 1 - 3) contains background Chapters which discuss Edmonton's history, its relationship to its region, population and employment. The second part (Chapters 4 - 13) discusses each of the land use components that together form the City; residential, commercial, industrial, parks and recreation, public and semi-public, central area, transportation and public utilities uses. The third part (Chapters 13 - 17) includes chapters devoted to the implementation of the Plan - urban renewal, programming, financing, urban design and finally a chapter on implementation in general.

The following pages attempt to summarize each of the seventeen chapters of the General Plan, focusing wherever possible, on key goals included (objectives) and the means (principles) which these goals are proposed to be achieved.

## GENERAL PLAN CONTENTS

	PREFACE (not included in summary)
	THE GENERAL PLAN PROCESS (included in original form)
	THE GENERAL PLAN BYLAW (not included in summary)
	SUPERINTENDENTS STATEMENT (not included in summary)
CHAPTER I	HISTORY (not included)
CHAPTER II	EDMONTON, REGION, DISTRICT AND METROPOLITAN AREA
CHAPTER III	POPULATION AND EMPLOYMENT
CHAPTER IV	URBAN GROWTH AND LAND USE
CHAPTER V	RESIDENTIAL DEVELOPMENT
CHAPTER VI	COMMERICAL DEVELOPMENT
CHAPTER VII	INDUSTRIAL DEVELOPMENT
CHAPTER VIII	PARKS AND RECREATION
CHAPTER IX	PUBLIC AND SEMI-PUBLIC USES
CHAPTER X	CENTRAL AREA
CHAPTER XI	URBAN RENEWAL
CHAPTER XII	TRANSPORTATION
CHAPTER XIII	PUBLIC UTILITIES
CHAPTER XIV	PROGRAMMING
CHAPTER XV	FINANCING AND CAPITAL BUDGET
CHAPTER XVI	URBAN DESIGN
CHAPTER XVII	IMPLEMENTATION

EXCERPT FROM GENERAL PLAN

(Page vii)

THE GENERAL PLAN PROCESS

The City of Edmonton General Plan is intended to provide a set of objectives and principles upon which decisions concerning the development and redevelopment of Edmonton may be based and, as such, has an emphasis on "how" as opposed to "where". It is a policy document which sets forth criteria which should be used as a guide in making decisions relating to urban growth and renewal. It is not appropriate for a Plan spanning a period of over ten years and beyond to include concrete proposals for development at specified dates in the future; these decisions must be based on the conditions that prevail at the time a project is to be undertaken and on a long-term commitment to goals. Specific proposals which are contained in the document related to policy decisions already established by City Council or to where comprehensive studies have been carried out in a particular area. However, the Plan should be viewed as a guide to growth rather than as an unalterable commitment to certain projects.

Interpreted in such a manner the General Plan will provide a much more beneficial and lasting aid to City Council in the formulation of policy. For example, the Plan establishes a basis upon which urban expansion in any particular direction may be measured and, once an area is designated for growth, it further provides a more detailed basis upon which growth in that particular direction may be guided. This is applicable to both old area and new area growth and, as such, includes all facets of urban development.

The proper utilization of the General Plan in the sense described above requires that it be constantly reviewed and amended when and where necessary. It is not a static document but is one which should portray current City policy in the areas with which it is concerned and thus must be continuously examined as an integral part of the decision making process. It is hoped that, as the General Plan evolves over the years, future amendments necessitated by more in-depth studies and resultant policy changes will increasingly reflect this policy guideline aspect of the Plan with less and less emphasis being placed on its concrete proposal aspects which are better contained in district plans, outline plans and other such studies.



## CHAPTER II

### EDMONTON REGION, DISTRICT AND METROPOLITAN AREA - SUMMARY

This Chapter includes such topics as:

- A. The Region
  - 1. Regional Resources
  - 2. The Regional Transportation Network
  - 3. Objectives for the City In Its Relationship to the Region
  - 4. Principles Upon Which the Objectives May be Achieved
- B. Regional Planning
  - 1. Objectives of Regional Planning
  - 2. Principles of Regional Planning
- C. Metropolitan Planning
  - 1. Objectives of Metropolitan Planning
  - 2. Principles of Metropolitan Planning

Key points made under the topics of (A), the Region, and (B), Regional Planning, are:

- Edmonton should be maintained as the dominant centre of the region
- That exploration of resources be continued
- That there be improvement and extension of transportation and communication systems within the region
- That a strategy growth plan within and around the major urban centre be developed
- That a preliminary regional plan defining land use, staging and sequence of development and proposals relating to services be developed
- That studies and recommendations be made about environmental problems such as air and water pollution.

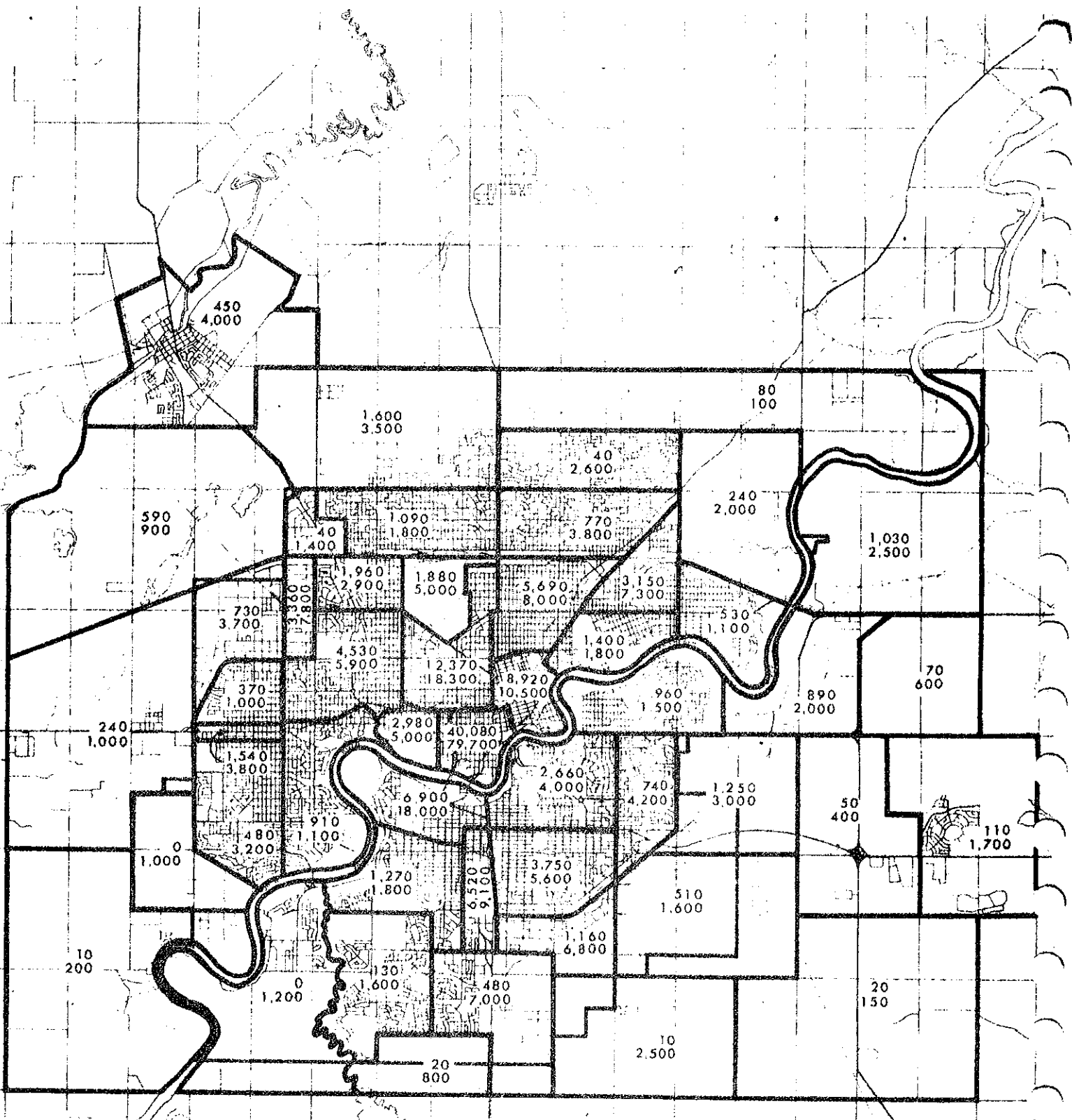
#### Objectives of Metropolitan Planning

- To delineate the metropolitan boundary most appropriate for the effective and economic provision of utilities and services.
- To maintain within the metropolitan limits an adequate and balanced supply of land for each of the major land uses - residential, industrial, commercial and recreational.
- To plan and develop a unified major road and transit system for the defined metropolitan area.
- To distribute residential areas in a manner that will minimize time, cost and inconvenience of the journey to work.
- To develop land within the metropolitan area in accordance with priorities established on the basis of need and cost of servicing.
- To prevent the disorderly extension of urban uses along major arteries beyond the city's boundary.
- To maintain, by limited access zoning, the safety and capacity of the highway approaches.
- To share in proper measure the cost of providing services which benefit two or more municipalities.

#### Principles

This Chapter describes the objectives for metropolitan planning being carried out by the following defined land use zones:

- General Urban
- Agricultural
- General Industrial
- Metropolitan Recreation
- Country Residences
- Low Density Agricultural Uses
- Special Uses
- Light and Heavy Industrial Zones
- General Agricultural Zone
- Small holding zone



KEY

UPPER NUMBERS SHOW 1961 EMPLOYMENT  
 LOWER NUMBERS SHOW 1981 EMPLOYMENT

DIAG. 2 - METROPOLITAN EMPLOYMENT, 1961 - 1981.



## CHAPTER III

### POPULATION AND EMPLOYMENT - SUMMARY

This Chapter provides strictly information, including such topics as:

- A. Population
  - 1. History of Local Population Growth
- B. Population Distribution in Alberta
- C. Population Characteristics
  - 1. Natural Increases
  - 2. Total Population Increases
  - 3. Marriage Rates
  - 4. Age Distribution
  - 5. Ethnic Distribution
  - 6. Place of Birth
  - 7. Predominant Religious Denominations
- D. Present Population Distribution
- E. Population Projections
- F. Future Population Distribution
- G. Employment

Also included in this Chapter are:

- graphs showing population and employment projections to 2001.
- maps showing urban development from 1902 - 1981.
- map showing population distribution for 1981.
- graph showing percentage of employment by industry in Edmonton and 11 major Canadian cities.

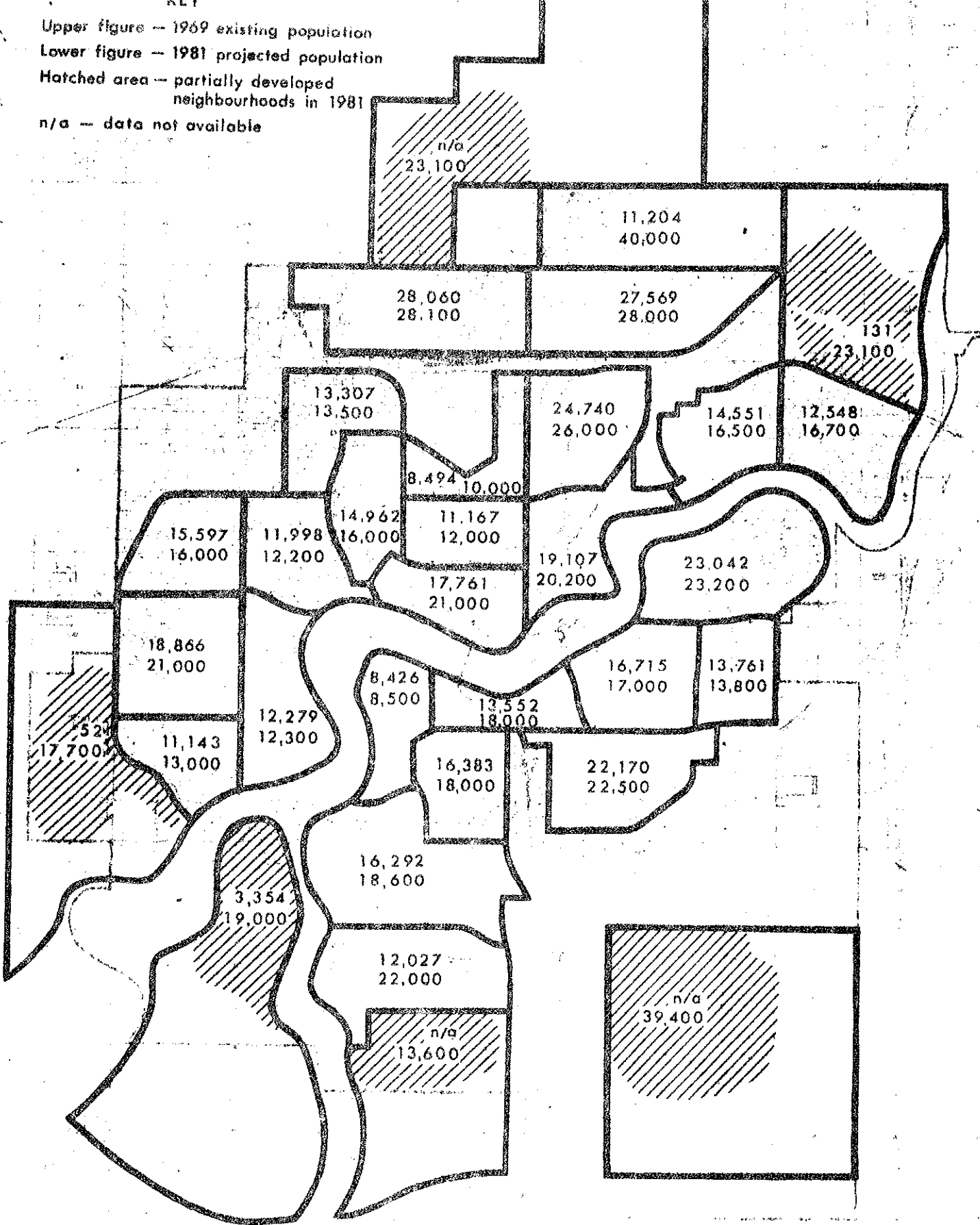
KEY

Upper figure -- 1969 existing population

Lower figure -- 1981 projected population

Hatched area -- partially developed neighbourhoods in 1981

n/a -- data not available



EDMONTON GENERAL PLAN  
**POPULATION DISTRIBUTION 1981**  
 POPULATION AND EMPLOYMENT

## CHAPTER IV

### URBAN GROWTH AND LAND USE - SUMMARY

This Chapter talks about the direction and rate for accommodating new residential, industrial, commercial, public and institutional development.

Objectives - within the 11 objectives listed in this Chapter, it is mentioned that there will be planning to accommodate:

- growth by year 1981 ranging between: 590,000 to 650,000 within immediate urban area  
670,000 to 720,000 for the metropolitan area
- growth by year 2000 of approximately 1,000,000 within the metropolitan area.

Other objectives focus, in very broad terms, on accommodating growth in an orderly fashion.

Principles - The Chapter goes on to defining the principles of locating four major use divisions within the City, these being:

1. work areas
2. living areas
3. leisure time
4. transportation - movement of people and goods

#### 1. Work Areas (manufacturing, trades and services)

- a) in convenient proximity to living areas with interconnecting transit and thoroughfare routes nearby to assure easy access
- b) in convenient proximity to other work areas where uses in one area are accessory to uses in another
- c) to ensure that some work areas have accessibility to heavy transportation facilities and large capacity utility services
- d) in areas which can provide sites of adequate size, conducive to economic development and properly situated for the particular uses intended.

#### 2. Living Areas

- a) in convenient proximity to work and leisure time areas with adequate transit and roadway facilities
- b) in areas protected from through traffic and incompatible non-residential uses
- c) in areas which can be cleared and service economically yet which are conducive to attractive development
- d) in various locations to ensure sufficient choice of site and density.

#### 3. Leisure Time Areas

- a) convenient proximity to living areas
- b) major parks and open spaces should be located so as to take advantage of natural features such as ravines, valleys and treed areas
- c) cultural and spectator sport facilities usually require a reasonably central location with transit and thoroughfare access from all parts of the city

#### 4. Transportation

- a) transportation facilities, often requiring as much as one-third of the total urban land area must be provided to give access to individual properties as well as accommodate traffic generated between land uses.

## CHAPTER V

### RESIDENTIAL DEVELOPMENT - SUMMARY

This Chapter states that residential development in Edmonton is the most significant of urban land uses, occupying some 60% of the built up area. With expected increase of population by 1981, the authors look at distributing density into four different areas.

1. Low density - up to 40 people per acre; generally consists of single family dwellings and located in newer neighbourhoods near periphery of City.
2. Intermediate density - up to 90 persons per acre; consists of converted dwellings, walk-up apartments and single family units; located within outer ring of low density housing.
3. Medium density - up to 150 persons per acre; consists of walk-up and some highrise development; adjacent to, for example, University, southside commercial district.
4. High density - up to 300 persons per acre; primarily highrise and adjacent to central business district.

#### Objectives for Residential Development

Some of the key points made in seven objectives described in this Chapter are:

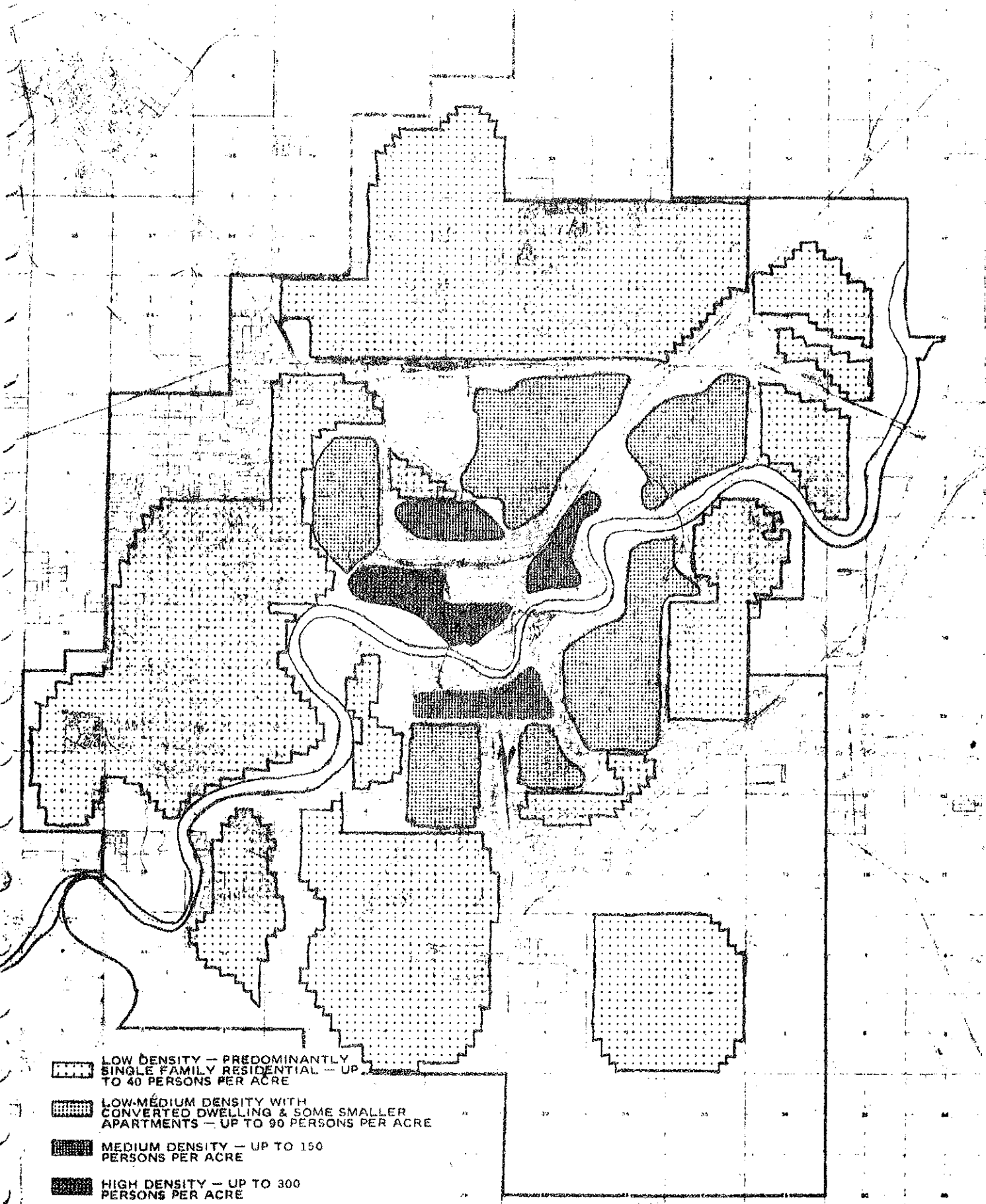
- that highest residential density should only be permitted in close proximity to the downtown where access and circulation is at its best;
- that higher density in suburbs should have easy access to arterial roadways or rapid transit stations;
- that characteristics of mature older neighbourhoods should be preserved;
- to prevent intrusion of incompatible uses affecting health, amenities and maintenance of property values;
- that the diverse needs for housing among the population must be accepted and planned for.





#### Principles for Residential Development

Objectives are seen to be achieved through some of the following principles. For example:

- providing greater variety of lot sizes in new neighbourhoods;
- efficient access to all parts of the neighbourhood;
- convenient grouping of neighbourhoods into residential districts;
- buffering of heavy traffic routes adjacent to residential districts;
- power and telephone lines should be underground in all residential districts;
- to minimize hazards of on-street parking in quiet housing areas by encouraging laneless subdivisions which necessitate front-drive garages;
- greater emphasis should be given to planning for the pedestrian in relation to school, parks, bus routes, shopping, etc.;
- public and private landscaping is encouraged;
- redevelopment of older areas should not be done in a piecemeal approach but instead through a design plan of the area;
- zoning of residential land should be based periodic assessment of demand for various types of housing accommodation.

SEE CHAPTER FOR LISTING OF OBJECTIVES AND PRINCIPLES IN FULL.



-  LOW DENSITY — PREDOMINANTLY SINGLE FAMILY RESIDENTIAL — UP TO 40 PERSONS PER ACRE
-  LOW-MEDIUM DENSITY WITH CONVERTED DWELLING & SOME SMALLER APARTMENTS — UP TO 90 PERSONS PER ACRE
-  MEDIUM DENSITY — UP TO 150 PERSONS PER ACRE
-  HIGH DENSITY — UP TO 300 PERSONS PER ACRE



EDMONTON GENERAL PLAN

# RESIDENTIAL DENSITY BY AREA

RESIDENTIAL DEVELOPMENT

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CHAPTER V

## CHAPTER VI

### COMMERCIAL DEVELOPMENT - SUMMARY

The Chapter explains how rapid increases are expected in every phase of commercial development, particularly retail, office and hotel development. Projections to 1981 indicate about 2,800 acres will be commercially developed. The Central Area is expected by then to contain 55% of the commercial employment in primary retail outlets as well as secondary commercial employment (convenience shopping, entertainment). Warehousing will be encouraged to locate in the Wholesale distribution district or in industrial areas. Maps are included in this Chapter to indicate existing and anticipated commercial development.

Other commercial developments outlined in the Chapter include largely suburban growth of planned shopping centres, regional shopping centres (serving major segments of the City), district shopping centres (serving three to four neighbourhoods) and neighbourhood shopping centres.

Emphasis is also placed on improving strip commercial areas which are diversified retail and commercial facilities stretching along both sides of major traffic thoroughfares. Key commercial strip areas include: Whyte Avenue, Norwood Boulevard Commercial Strip (111 Avenue), 118 Avenue Central Commercial Strip, 97 Street, 124 Street and 118 Avenue Commercial Strip (at 124 Street). Only Whyte Avenue Commercial Strip is addressed specifically in the Chapter.

#### Objectives for Commercial Development

1. To provide a commercial pattern that will recognize the importance of the central business district, retaining its dominant role, providing the most comprehensive and varied commercial patterns.
2. To provide a systematic and orderly pattern of commercial development that will adequately serve the anticipated population increase and distribution.
3. To encourage healthy, attractive and economic commercial development through application of sound planning principles so that investments and commercial property values are protected in the public and private interests.
4. To protect residential neighbourhoods and other land uses from intrusion of undesirable commercial uses and to avoid serious conflict of these land uses.
5. To improve the traffic capacities and safety features of major streets through careful location of commercial land uses.
6. To encourage the rehabilitation and revitalization of potentially healthy commercial areas that have deteriorated.
7. To avoid designating excessively large or scattered land areas or poorly located sites for commercial use.

#### Principles for Commercial Use

In very abbreviated form, the principles include that:

1. Adequate commercial land of suitable size and location be provided to develop a full range of commercial development.
2. Commercial development should be integrated visually and functionally with a residential area.
3. Scattered commercial uses in neighbourhoods and strip commercial development should be avoided in favor of a comprehensively planned nucleated development.
4. A variety of land uses should be integrated with new shopping centre designs (e.g., cultural, park, educational, governmental).

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CHAPTER VII  
INDUSTRIAL DEVELOPMENT - SUMMARY

This Chapter explains how Edmonton is a primary processing centre, with an extremely sound economic base. It is stated that the City should in the future expect a notable increase in branch plant operations, joint ventures or license arrangements whereby existing local manufacturers would undertake to produce goods for national or international firms. The attached map shows where industry is located and what kind it will be.

Objectives for Industrial Development

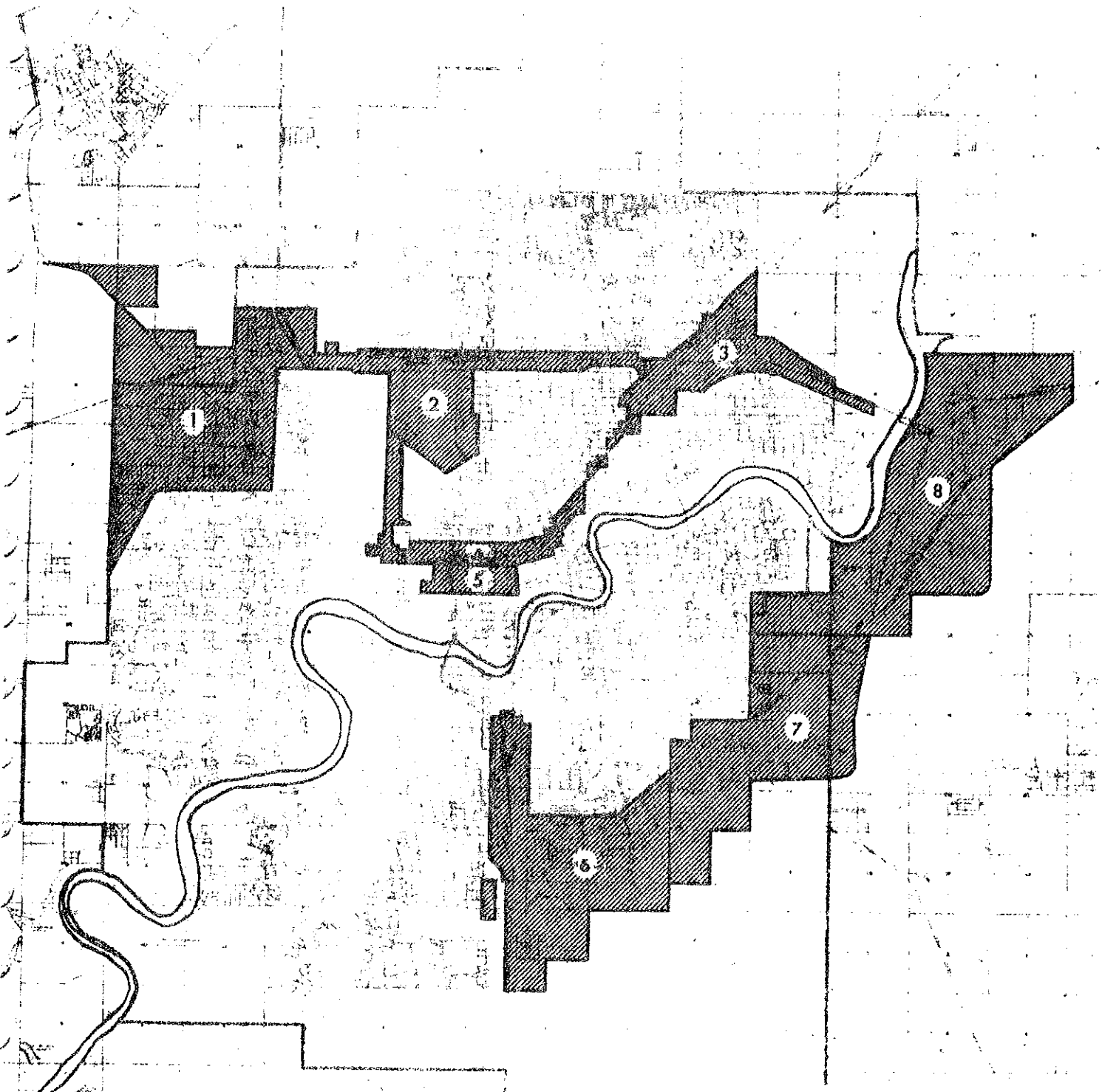
In more abbreviated form the objectives for industrial development are:

1. To promote the achievement of a diversified or balanced industrial mix which will provide a variety of employment opportunities, greater cyclical stability, and broaden the tax base of the community.
2. To draw industrial development to Edmonton by creating a sound and advantageous environment for industry.
3. To ensure that there are adequate reserves of industrial land for all anticipated requirements and particularly heavy industry.
4. To protect and enhance the locational advantages of industrial expansion in Edmonton (e.g., regional and national transportation networks, skilled labour force, low cost of natural gas).
5. To publicize the industrial development opportunities available through sponsorship of industrial development conferences, advertisements and other promotional means.
6. To recognize and plan for the changing transportation patterns which will make Edmonton the dominant distribution and marketing centre for Western Canada.

Principles

Some examples of the 18 principles for industrial development described in this Chapter are as follows:

- regional and national markets should be sought for goods produced locally;
- encourage industries to the City that have a broad and diverse economic base, high degree of employment stability, use or further process locally available raw materials or semi-processed materials, etc.;
- industries which require large parcels of land and which may be obnoxious or dangerous would locate the industrial expansion east and northeast of the City;
- industrial development in the northwest be limited to industry presenting no pollution problems;
- industry in the central area should be discouraged unless it is directly tied to the function of downtown;
- there should be maximum allowable limits of the following objectionable or dangerous conditions: noise, smoke, dust, odor, gas, glare, waste, humidity, electromagnetic interference and radiation;
- effective screening of unsightly storage yards should be provided;
- greater emphasis in industrial areas for buffers and boulevards attractively maintained by trees, shrubs and grass.



KEY

- |                                     |                             |
|-------------------------------------|-----------------------------|
| 1. Mixed Industrial                 | 5. Central Industry         |
| 2. Transportation and Airport Study | 6. Mixed Industry           |
| 3. Meat Packing                     | 7. Steel                    |
| 4. Mixed                            | 8. Refineries and Chemicals |



EDMONTON GENERAL PLAN  
**INDUSTRIAL DISTRICTS**  
 INDUSTRIAL DEVELOPMENT

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CHAPTER VII



## CHAPTER VIII

### PARKS AND RECREATION - SUMMARY

Chapter VIII deals with the increasing demand for park space and the fact that more and more of this type of land is being used by other urban development. It states that the River Valley contains the largest percentage of parkland and should be preserved, along with developing parks and recreational facilities throughout the City.

#### Objectives

The main points under the objectives are:

1. To provide parks for adequate active and passive recreational purposes that meet the requirements of the Parks Master Plan.
2. To ensure that all parks and recreational facilities for public use shall be properly planned, designed, constructed, operated and administered.
3. To guarantee the retention of existing open space, especially the River Valley, and to acquire privately owned land in the River Valley and ravines.
4. To provide parks and recreational facilities in locations to the most number of people.
5. To co-operate with other bodies in the field of parks and recreation and stimulate appreciation of open spaces in the urban environment.

#### Principles

1. Until the Parks Master Plan is available, interim planning for parks should be guided by the minimum standards for development of active and passive recreation. (The Chapter goes on further to list minimum standards and staging and the sequence of park development under the Parks Master Plan.)
2. The manner in which parklands are determined and allocated in specific districts must be related to local conditions.
3. Recreational facilities should be planned and allocated to serve all age groups for the four different types of parks.
4. Where possible, land for playfields and schools should be planned as one unit.
5. Park design and implementation should provide for proper programming related to: use and demand, adequate provision and effective utilization of space, convenience and safety to users of the park, ease of supervision, economy of construction and maintenance, and utilization of all desirable natural features.

A map of the Parks and Recreation facilities is included on page 8.3

#### Basic Components of a Comprehensive and Balanced Park and Recreation Program

This section lists the function, location and size of the five types of parks placed within the city. They are Playlot or Block Playgrounds, Neighbourhood Playgrounds, District Parks, City Parks, and Regional Parks. It states that the River Valley is the most outstanding physical feature of the city and firm policies are necessary to protect its natural beauty and uniqueness.

#### Objectives for River Valley

In abbreviated form, the objectives for the River Valley are:

1. To acquire for park and recreational use all portions of the River Valley and ravines land not presently under public ownership.
2. To protect the use of the River Valley by developing only parks within the valley.
3. To initiate and maintain effective conservation practices to ensure preservation of the natural foliage of the River Valley.

The Principles toward achieving the objectives or goals are then listed which speak mainly of ways to preserve the beauty of the River Valley. A map is then included showing all the types of facilities existing in the River Valley.

## CHAPTER IX

### PUBLIC AND SEMI-PUBLIC USES - SUMMARY

This Chapter explains how in 1961, 12.7 percent of the developed area of the City was allocated to public uses and this percentage is expected to remain constant during the Plan period. This figure is slightly higher than the 9.6 percent average for a number of American cities this size.

#### General Objectives for Public and Semi-Public Uses

1. To provide suitable sites of adequate size for all forms of public and semi-public uses so that they may render the most economical and effective service.
2. To encourage the development of public buildings of superior architectural design within attractive settings to reflect the dignity and importance of their role in the community.

#### General Principles

1. The public or semi-public building should be properly related to the area it is to serve and to associated functions.
2. Major public buildings which serve the entire City are best located centrally, with consequent advantages of convenience to the public, good access and the ease of transacting various types of essential business in a central position of prestige.
3. Public facilities which serve the neighbourhood, community or district should be located centrally or in the most accessible position to the area served.
4. Future land and building needs of all government agencies should be related to the land use plan and the objectives of the General Plan to safeguard adequate space in an economical and orderly manner.
5. The design of public buildings should be of the highest standard.
6. Public uses with high traffic generating capacities should be readily accessible from major thoroughfares and transit facilities.
7. Due to a need for coordination in planning for public uses, a public facilities plan which would be a detailed statement of public policy for the maintenance, expansion and development of public facilities should be prepared and adopted as part of the General Plan. Encompassing such areas as schools, libraries, police and fire facilities, the information would be of value in the subsequent preparation of long range capital budgets by the City of Edmonton.

This Chapter then goes on into further detail about the development of schools, vocational schools, trade schools, technical institutions, the University of Alberta, libraries, auditorium, museum, art gallery, planetarium, sports facilities, churches, hospitals, health clinics, fire stations, police stations, ceneteries, railroad and bus terminals, municipal buildings, provincial and federal government buildings.

## CHAPTER X

### CENTRAL AREA - SUMMARY

This Chapter defines the central areas as being 97 Street to the East, Groat Ravine to the West, North Saskatchewan River to the South and the CNR Tracks to the North. (See attached map, Central Area Functional Uses.)

Because this Chapter is of considerable length, only key points from the seven objectives and numerous pages of principles will be mentioned.

#### Central Area Objectives

The major points mentioned in the 7 objectives are:

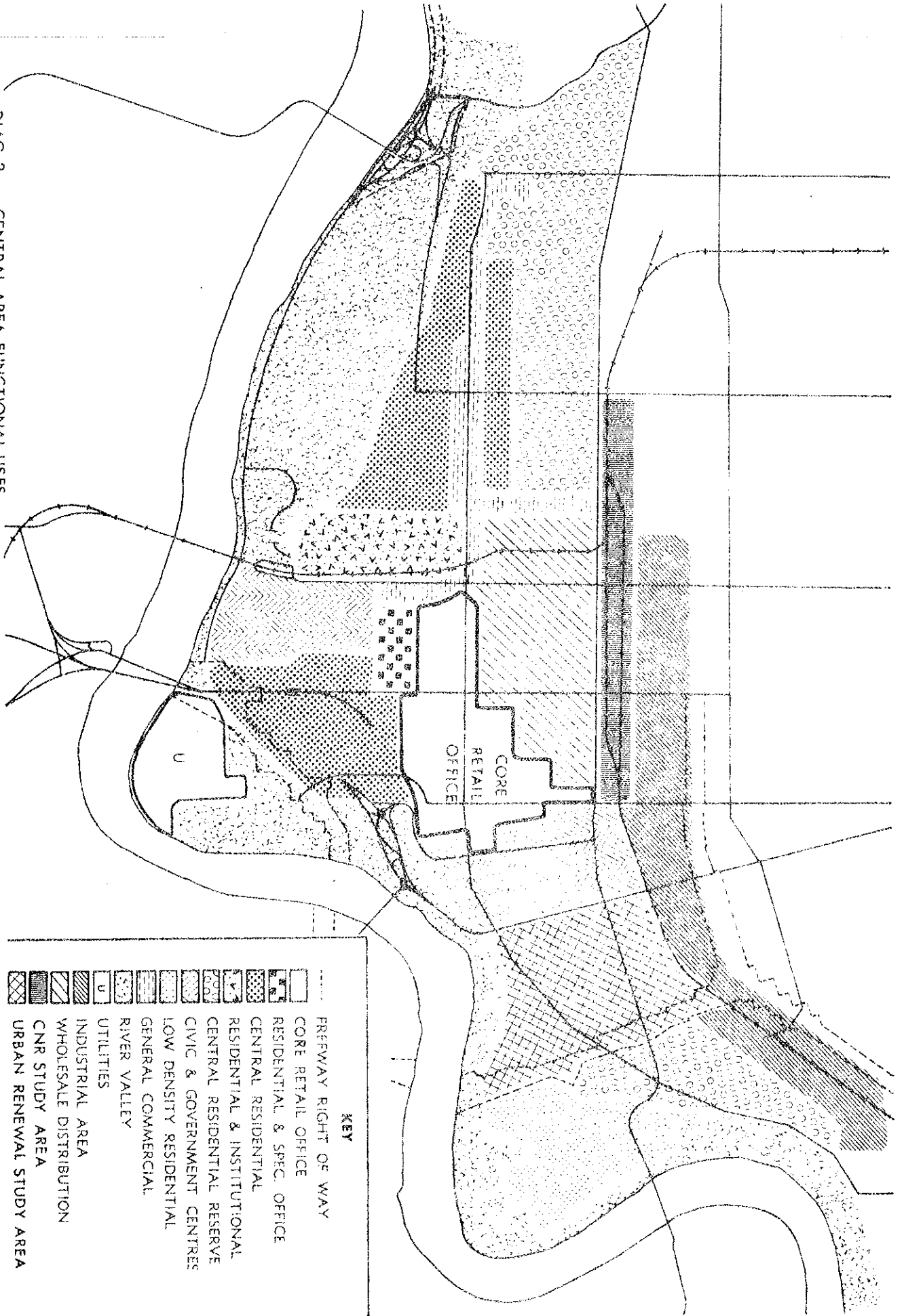
- to maintain central Edmonton as an attractive communication and transportation centre for convenient and efficient exchange of goods, services, etc., with other centres;
- to encourage administrative, financial, government and business headquarters to locate in the central area;
- to make the central area a specialized entertainment, cultural, educational, restaurant and hotel centre;
- to encourage central Edmonton to serve as a high density residential area;
- to develop the central district as an attractive and unique area which may serve as a stage for regional and national political cultural, religious and other noteworthy events;
- to assemble central area activities into compact functional areas according to the intensity of dependence that the activities have on one another.

#### Principles for Central Area

In Chapter X, principles are mentioned under 10 major subtitles. Only a few of the more key examples will be mentioned under these following titles:

1. Internal Circulation and Access - Under this heading it is mentioned the importance balanced transportation system in the downtown area consisting public transit (vehicular or rail), automobile, pedestrian and parking facilities. Priority is given to a street system which will allow traffic access to the downtown area. A network of special pedestrian facilities is encouraged with such features as: weather protected pedestrian walkways; pedestrian malls and wider downtown sidewalks; pedestrian ways and arcades in the middle of major blocks; multi-use pedestrian plazaa.
2. Mass Transit - Under this heading it emphasis for an underground rapid transit system with pedestrian connections to major retail and office buildings. Surface transit systems will play a supplementary role to underground transit in the downtown area.
3. Compactness - Emphasis is on compactness in the downtown area with encouragement to continues such compact groups as Government Centre, the Civic Centre, etc.
4. Development Appropriate to the Central Area - Development that does not contribute to the function of downtown will be discouraged from locating there or else encouraged to develop with strong supporting activities such as motor hotels, special purpose offices, etc.
5. Street Furniture - Street furniture is such things as lighting fixtures, hydrants, signals and signs, telephone booths, waste containers, benches, shrubs and trees, planting boxes, etc. Several principles stress how the appearance and function of street furniture should be considered in the overall design problem.
6. Appearance and Symbolic Values - Principles are mentioned here to make the central area that of good appearance and having symbolic value. Examples of things mentioned are: developing landmarks features (e.g., tall buildings, plazas, street design); entrance to downtown should have clear sense of approach; structures, sidewalks, open spaces scaled to human requirements.

DIAG. 2 - CENTRAL AREA FUNCTIONAL USES



## CHAPTER XI

### URBAN RENEWAL - SUMMARY

This Chapter deals with the renewal or repair of blighted communities. Three basic techniques involved in the urban renewal process; these being:

1. conservation - maintenance of minimum standards necessary to guarantee a productive use of facilities during their normal life expectancy;
2. rehabilitation - to raise general environmental standards of areas that do not require massive clearance and redevelopment;
3. redevelopment - the clearance of scattered pockets of blight and provision of adequate community services that contribute to satisfactory living and working conditions.

It is stated in this Chapter that Edmonton has a greater average of dilapidated and overcrowded housing stock than all Canadian cities exceeding 10,000. Reference to a study done by the Planning Department indicates that 12,839 dwellings will either need to be replaced or improved.

Two methods of correcting blighted or dilapidated building and ensuring people have a decent place to live are mentioned in this Chapter. They are: Neighbourhood Improvement; Public Housing.

Under Public Housing, three forms of public housing can take place:

1. The Large Project - located on a large site and comprising a variety of accommodation.
2. The Semi-Integrated Project - which is more sophisticated and tries to become more integrated with surrounding neighbourhood.
3. Conversion of Suitable Dwellings - converting dwellings into public housing areas in transition to another land use.

The District Plan Program - Since the withdrawal of the Federal Government from urban renewal, the City has had to re-evaluate the problem and needs in this area. In response to this, a district plan process has evolved to study the older areas on a more refined and intimate scale. Further it stresses conservation and rehabilitation more than massive redevelopment.

#### Objectives of Urban Renewal

1. To eliminate factors contributing to urban blight in industrial, commercial and residential districts, and to prevent recurrence of these factors.
2. To prove the means whereby citizens, especially those affected by urban renewal schemes, have access to decent, safe and sanitary accommodation at rents they can afford.

#### Principles of Urban Renewal

1. Urban renewal schemes afford the opportunity for older districts to be rejuvenated.
2. Urban renewal must be continuous to combat the prevent occurrence of new out-breaks of obsolescence.
3. Projects must be co-ordinated and correlated with long-range city-wide planning to ensure orderly growth and redevelopment.
4. Public support must be actively solicited for its ultimate success.
5. A balanced program of public and private action must be initiated to provide residential accommodation at acceptable minimum standard, and to promote health, safety and welfare for the inhabitants.

## CHAPTER XII

### TRANSPORTATION - SUMMARY

This Chapter begins by addressing itself to some major concerns in transportation; some being:

- that consideration must be given to community objectives rather than just transportation - user objectives;
- that there is a need for strong coordination between land use and transportation planning;
- that consideration must be given to conservation of energy derived from non-renewable resources;
- greater emphasis must be placed on public transportation.

The objectives and principles for Edmonton's transportation system are then discussed according to its two primary components: 1) public transit; 2) roadways network.

#### Public Transit Objectives

In a short form, the four objectives are:

1. To provide a network of transit operations which attract and cater to heavy peak travel times and accommodate the needs of those dependent on public transit.
2. To provide an efficient system that will attract a maximum number of people and thereby minimize downtown congestion.
3. To establish an appropriate rapid transit system.
4. To guide land use in most advantageous manner with respect to future transit routes.

#### Public Transit Principles

Some key principles of public transit are:

- that public transportation should be subsidized;
- that concentration of population should be encouraged near transit routes or rapid transit lines;
- that neighbourhood design should reflect a strong emphasis on pedestrian and transit rider;
- transit stations should provide adequate parking and good feeder bus connections.

#### Objectives for Roadways Development

The more abbreviated form, the four objectives are:

1. To provide a functionally differentiated system of roads - local streets, collectors and arterials, that will accommodate existing and projected traffic flows to all parts of the city.
2. To make maximum use of existing facilities and rights-of-way that may be available through the development or redevelopment process.
3. To minimize deleterious effects so often associated with major roadway facilities.
4. To establish a parking policy for the City that complements the overall transportation plan.

#### Principles for Roadways Development

Some key examples of the 9 principles for roadways development are:

- no new freeways to be planned in the River Valley or ravine system except for crossings;
- acceptable levels and types of buffering between major roadways and residential areas should be implemented;
- establishment and protection of an outer ring road alignment to link the City's roadway system to provincial and regional highways;
- parking policies should be based on the premise that roadways are for movement, not storage of vehicles;
- new parking areas should be limited in downtown area;
- the roadway system should play a secondary and supporting role to the public transit system.

Principles for other transportation systems were also discussed in this Chapter; these systems being: pedestrian circulation and trail systems; railway transportation; air transportation.

CHAPTER XIII  
PUBLIC UTILITIES - SUMMARY

This Chapter deals with the public utilities supplied by the City of Edmonton such as water, sewer, refuse disposal, electrical and telephone facilities, with natural gas being privately owned. The 1981 Land Use Plan indicating land use and future population densities serves as a guide for utility design. A chart on page 13.1 projects utility use until 1981.

Objectives for the Development of Public Utilities

1. To provide safe, adequate, economical and reliable utility systems.
2. To ensure orderly and economical extension of utilities by programming their installation.

Principles for the Development of Public Utilities

1. Utilities should be designed and planned to serve the projected land uses and population densities.
2. The plan for programming the extension of urban lands should consider the economics of utility development.
3. Construction of utility facilities should be in accordance with urban land extension.
4. Utility buildings and structures should be designed for utility and safety as well as for environmental amenities.
5. Where possible wire systems should be placed underground.
6. The objectives and principles of the General Plan should apply to the provision of utility services whether municipally or privately owned.

The Chapter carries on to speak of utilities in detail, these being water supply and distribution, sewage disposal, storm drainage, refuse disposal, power supply and distribution, telephones and natural gas supply.

Objectives for:

Water Supply and Distribution

- To safeguard the City's water supply and provide adequate amounts of good quality potable water;
- To provide a balanced system of water supply and distribution network to meet the full domestic, industrial and emergency requirements of the City;

Sewage Disposal

- To provide a sewer system and treatment facilities to control and limit river pollution and emission of odors to protect public health, to protect the river valley as a recreational area, and to prevent water contamination;
- To safeguard Edmonton's water supply and supply of water to communities downstream.

Storm Drainage

- To protect public and private property from flooding.
- To provide drainage facilities that are adequate to handle heavy rainfalls and spring run-off.

Refuse Disposal

- To carry out the public responsibility of waste disposal to protect health and amenities.
- To provide a waste disposal system consisting of incinerators and landfill areas to meet requirements during Plan period.

Power Supply and Distribution

- To provide electric power to meet expanding needs produced by growth, a rising standard of living and application of electricity to new uses.

Telephones

- To provide an efficient and modern telephone system.

Natural Gas Supply

- To encourage the development of natural gas resources to ensure an adequate supply.

CHAPTER XIV  
PROGRAMMING - SUMMARY

This Chapter deals with the planning and timing for the achievement of the objectives of the General Plan. In this staging or planned growth, most development is to occur within the following six areas:

Southeast-Southeast Area where lots will be reasonably priced so they will be in high demand.

Northeast-Clareview, Casselman and Hermitage - an area designated for middle and lower middle income housing.

North-B.A.C.M. - this area is also designated for middle and lower middle income families.

West-West Jasper Place - this area is expanding rapidly, but competitive land prices in other areas may retard its growth.

Southwest-Riverbend Terwillegar Heights which is designated to serve the needs of upper middle and high income families and will therefore be of limited demand.

South-Kaskitayo - will not develop until 1971 or later and is expected to be a smaller plan area.

A map of the above areas and their stages of development is shown on page 14.2 of the General Plan or see attached copy of map. The Plan then speaks of higher densities in developed areas which will be mainly in the central area, Strathcona & Garneau.

Main Objectives for Programming

1. To promote orderly and compact expansion.
2. To direct urban growth in the most desirable locations.
3. To provide a variety in choice for residential and industrial sites.
4. To provide a basis for efficient and orderly construction of neighbourhood and community facilities.
5. Assist city and senior government departments program their own capital works.
6. Ensure location and timing of park development on a neighbourhood, district and city basis is related to rates of growth and park deficiencies in older areas.

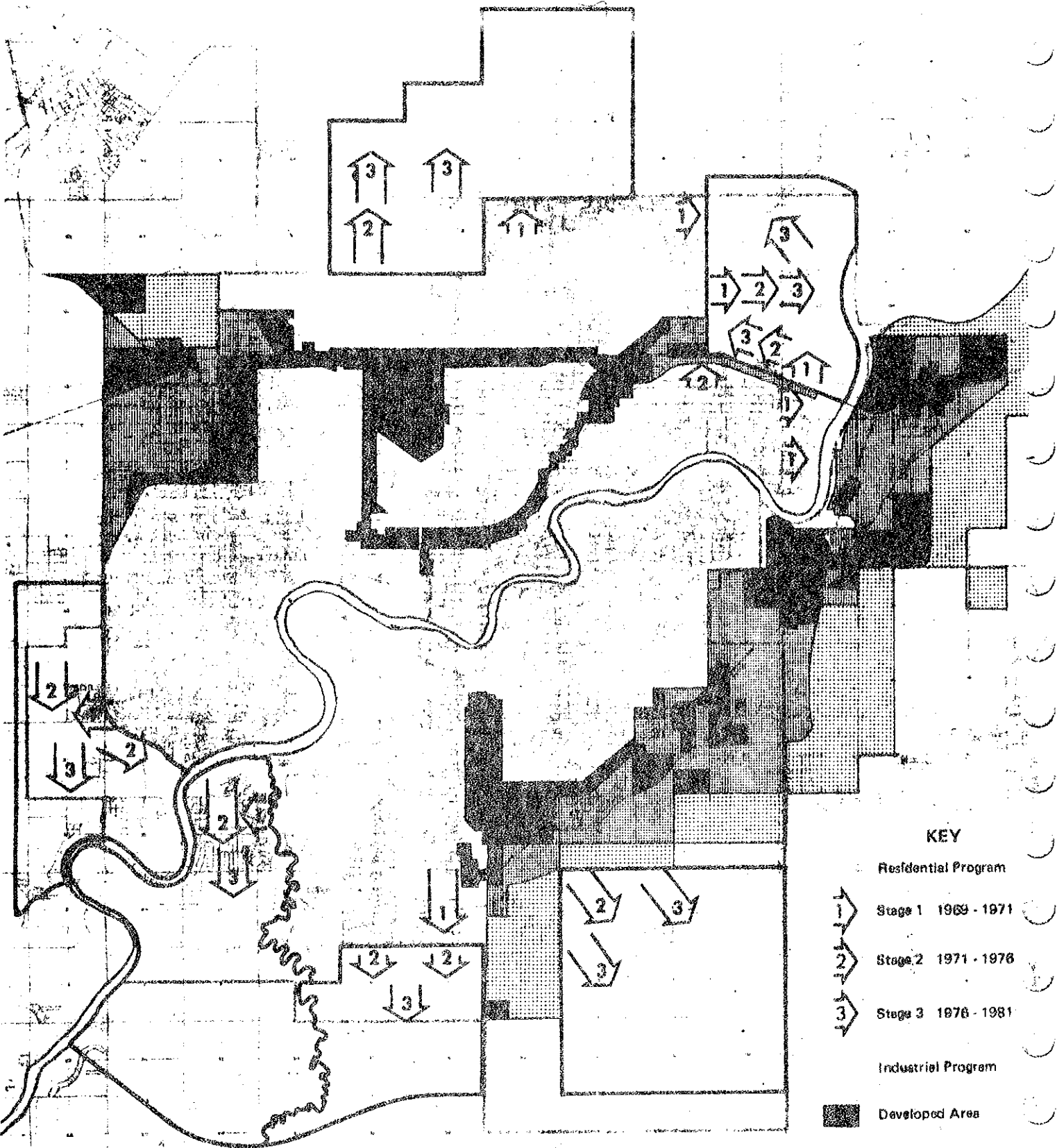
Principles Needed to Assist These Objectives

1. A staging program to consider the location and size of areas to be developed, population, growth trends and distribution, employment and density projections.
2. Priorities as to utilities, roads, air pollution, noise, topography, soil conditions and proximity to core area, work areas and recreational areas.
3. Neighbourhood parks in new residential areas need to be developed concurrently with construction and occupancy of homes.
4. High density development be restricted to areas adjacent to major transportation routes close to major employment, education, commercial and recreational centres.
5. Adequate industrial land be set aside in appropriate locations.
6. Staging be based on an analysis of utility and service programs.
7. The most beneficial and economical development program be followed regardless of land ownership.
8. Compact patterns of development within each stage be encouraged for efficient provision of public facilities and services.

Program for Industrial Development - It is felt the major industrial expansion will take place in the south part of the city.

Program for Parks Development - Development of parks of various kinds will be developed. Extensive plans for the River Valley include arboretums, botanical gardens, zoos to ski slopes, boating facilities, etc. Also priority for parkland in neighbourhoods will be given to older areas deficient in parkland.





**KEY**

Residential Program

- 1 → Stage 1 1969 - 1971
- 2 → Stage 2 1971 - 1976
- 3 → Stage 3 1976 - 1981

Industrial Program

- Developed Area
- ▨ Stage 1 1966 - 1981
- ▤ Stage 2 Beyond 1981 and Special Uses



EDMONTON GENERAL PLAN  
**STAGING PLAN**  
 PROGRAMMING

DWG.  
**1**  
 CHAPTER XIV

## CHAPTER XV

### FINANCING AND CAPITAL PROGRAMMING - SUMMARY

This Chapter deals with how the City hopes to finance major projects. It speaks about capital programming as the city is on the verge of its largest expansion since the oil boom of 1947. Future expenditures will be financed through borrowing and the following types of municipal income: property tax (which provides the largest proportion), business tax, general departmental revenues, government grants, and utility revenue tax and contributions. Edmonton has three major types of debenture debt; for education, construction of facilities and services, and a self supporting debt which is incurred by five public utilities.

#### Capital Programming

The City is currently on the verge of the largest capital expenditure in its history and new sources of revenue must be found to meet the City's needs. The capital improvement program is a long range plan of expenditures over a period of from 15-20 years. There are two methods of financing this program, either cash payments or time payments.

#### Objectives of Capital Programming

1. Provide Edmonton with an overall view of facility needs and improvements, their locations, priorities and financing.
2. Develop and most desirable program of capital spending within Edmonton's financial capacity.
3. Plan and co-ordinate various public works and improvement projects and further allow adequate time for preparation of detailed plans.
4. Provide a schedule which will aid private interests in coordinating their projects with the city programs.
5. Maintain a favorable credit rating for the city to provide a source of funds at a reasonable rate of interest.

#### Principles of Capital Programming

1. The Commission Board must establish an effective procedure for the establishment of the capital improvement program.
2. The capital improvement program should complement the goals set out in the General Plan.
3. The capital improvement program should outline all anticipated developments of the city, proposed priority dates, approximate cost, source of funds and make suggestions as to the feasibility of the suggested program in light of existing revenue.
4. The capital improvement budget should list all proposed capital projects, cost estimates, priority dates, means of financing, agencies to carry out projects, and generally indicate the impact of the budget on current expenditures and the property tax rate.
5. A detailed financial plan should be established to indicate funds for the capital improvement budget.
6. Policies, procedures and performance of the capital improvement program should be reviewed annually.
7. The annual capital budget should show each contemplated project in detail so Council may evaluate its worth to the community, its costs and implications it may have on the annual budget.
8. It should allow for representation by interested citizen groups.

## CHAPTER XVI

### URBAN DESIGN - SUMMARY

This Chapter deals with the problems of rapid growth, but maintains there be an attempt to incorporate aesthetic values, unify elements, and create a strong structure and identity into the city.

#### Objectives of the New Design

Some major points made under the objectives in this chapter are:

1. To ensure Edmonton is an efficient and enjoyable place for people who live and work in it and for those who visit the city.
2. To establish a sense of order with reasonable variety and contrast.
3. To seek the best relationship within and between major use areas.
4. To adequately regulate use of billboards, storefront signs and all forms of street furniture.
5. To employ the best design for municipal traffic signs, street furniture and to require placement of utility wires underground.
6. To make optimum use of the character of the landscape, vegetation, climate and natural resources.
7. To eliminate or redevelop blighted and offensive commercial, industrial and residential areas.
8. To provide cultural aspects of design, historical preservation, continuity and symbols expressing the progress and character of the city.
9. To create and enforce up-to-date building codes and zoning legislation.

#### Principles for the New Design

1. Creation of a Beautiful Cityscape - Buildings and open spaces will be considered in relation to natural topography. Each building will be designed as part of the total urban composition and must also offer a variety of stimulating visual experiences for both pedestrians and motorists.
2. Toward Attractive City Streets - Emphasis will be given to visual and physical accents, and amenities such as street furniture, trees, etc., will be used to encourage pedestrians to enjoy the use of more pleasant streets.
3. Designing the Downtown for the Pedestrian will stress pedestrian use of downtown streets over that of the motorist.
4. Quality in Parking Design - The city will encourage the use of trees, shrubbery, etc., to enhance or disguise parking lots.
5. Designing Pleasant and Distinctive Residential Areas by enhancing the pleasant topographical features and by doing away with the grid street pattern in the new areas.
6. Accepting Industry Into the Urban Environment through landscaping, architectural design, etc.
7. Linking the Past to Present to Future by preserving historic and cultural buildings and placing them in a setting to enhance their character.
8. Creating an Image for the City that shows citizens and visitors what the City has to offer, its functions and where various activities and features are located.

## CHAPTER XVII

### IMPLEMENTATION - SUMMARY

This Chapter deals with the implementation of the objectives and principles of the General Plan and the tools available for its implementation. It then deals with the legalities under which City Council must operate to change or amend any portion(s) of the Plan.

#### Objectives for the Implementation of the General Plan

1. To ensure that the necessary tools for the implementation of the General Plan are available.
2. To ensure that various sections of the Plan are implemented at the proper time and place.

#### Principles for the Implementation of the General Plan

1. That a General Plan Bylaw be adopted in which the objectives and principles contained in the General Plan are approved.
2. Alterations and additions to the City's land use pattern be added to the zoning maps.
3. Suggested changes, as outlined in this Plan, should be investigated and, where necessary, alterations made.
4. The subdivision of land should be undertaken in accordance with objectives and principles contained within this Plan.
5. New or expanded physical facilities which are large, expensive and relatively permanent should be provided through capital improvement programming.
6. Aging and deteriorated areas of the City should be rehabilitated or redeveloped through urban renewal schemes.

The instruments of implementation include the:

- 1) General Plan Bylaw to guide future urban growth
- 2) The Zoning Bylaw to cope with development problems
- 3) Land Subdivision Control as a major tool for the accomplishment of Edmonton's General Plan
- 4) Development Schemes to carry out specific proposals of the General Plan
- 5) Capital Improvement Programming whereby public construction is used to encourage the realization of objectives and principles in the Plan
- 6) Urban Renewal for aging areas of the City
- 7) Outline Plans which are very broad land use and transportation plans and
- 8) the need for coordination and administration to effectively coordinate the municipal agencies on how to regulate the use of land. The role of citizen participation is mentioned briefly and calls for the support of the public policies of the General Plan so that they may be effective.

#### Objectives of Citizen Participation

Specific objectives for citizen involvement are made in this Chapter. They are:

1. Specific programs should include procedures to ensure interaction with citizens so they may express their values, needs and goals.
2. The results of the analysis of the survey stage should be made available to the community so they may stimulate and guide constructive public participation in determining constraints and opportunities for different courses of action.
3. Prior to adoption of a plan, public hearings in the community affected should be held to give local residents the opportunity to express their opinions.
4. When an adopted plan is implemented, local citizens should be given continued opportunities to scrutinize and comment on plan progress and on any changes.
5. The post plan analysis and feedback stage of the planning process should receive much more attention in order that the full results of implemented plans may be properly reviewed, assessed and used for future guidance.