

# District Planning

Edmonton

2023 List of Geographic Plans  
Proposed to Keep, Change or Retire



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## Introduction

This document provides an overview of the District Planning project's process and considerations for geographic plans proposed to be retired, changed or kept.

An [initial list](#) of geographic plans proposed to be kept, changed or retired was shared in 2022. Since then, the status of several plans on the list has been changed as a result of feedback from the public, City of Edmonton staff and City Council. For more information about these changes, see the project's 'Overview of Changes' document at [edmonton.ca/districtplanning](https://edmonton.ca/districtplanning). This document contains the updated list of geographic plans proposed to be kept, changed or retired.

A geographic plan is a document that guides how a neighbourhood or area of the city is to be developed or redeveloped. They are often statutory and the most common examples are:

- + Area Redevelopment Plans (ARPs),
- + Outline Plans (OP),
- + Area Structure Plans (ASP),
- + Neighbourhood Structure Plans (NSPs), and
- + Neighbourhood Area Structure Plans (NASPs).

## Importance of a Simplified Planning System

[The City Plan](#) has put the need to simplify our policy landscape into sharper focus. District Planning seeks to update and simplify Edmonton's planning system as our city grows to 1.25 million people and beyond. We have well over a hundred geographic plans that vary in complexity, many of which are out of date, which has resulted in the following:

- + Less predictability for residents and landowners as geographic plan policies become out of date and conflict with higher order plans like The City Plan
- + Delays or risk of not achieving city-building outcomes because policies become out of date and conflict with The City Plan

District plans will contain the most current directions from The City Plan. District plans will help simplify Edmonton's planning system so it will become more predictable, efficient and effective as they inform Edmonton's long-term growth and development.

## Geographic Plan Review Process

The project team has reviewed every geographic plan and has recommended which plans can be retired, changed or kept based on the following questions:

- + Is there any misalignment between the geographic plan and The City Plan? – *If yes, the plan may be eligible to be retired.*



- + Has planned parkland been registered in the City's inventory? – *If yes, the plan is eligible to be retired.*
- + Is the zoning in place as intended by the geographic plan? – *If yes, the plan is eligible to be retired.*
- + Would the proposed retirement of a geographic plan result in complex or a significant number of policies needing to be added to a district plan? – *If yes, the plan is NOT recommended to be retired.*

Recommendations to carry over policy direction from retired plans into the district plan are based on the following rationales:

| Rationale to Carry Over a Policy   | Rationale to NOT Carry Over a Policy   |
|--|--|
| <ul style="list-style-type: none"> <li>+ <b>Continued Relevance:</b> policy provides specific guidance that aligns with The City Plan and has not yet been actioned.</li> <li>+ <b>Beyond the 1.25 Million Horizon:</b> policy provides guidance for something that will be achieved past the 1.25 million population horizon.</li> <li>+ <b>Exceeding the District Policy:</b> policy provides specific guidance at the local level that aligns with The City Plan vision.</li> </ul> | <ul style="list-style-type: none"> <li>+ <b>Achieved/Completed:</b> policy has been fulfilled.</li> <li>+ <b>Supported through other City Mechanisms:</b> policy is addressed in another way like a Zoning Bylaw regulation or another city policy, practice or process.</li> <li>+ <b>Included/Addressed by the City Plan, the District Policy or the District Plan:</b> policy is similar to what is proposed in the District Policy and/or is covered under the City Plan or district plan directly.</li> <li>+ <b>Not Aligned with The City Plan:</b> policy does not support The City Plan vision or directives.</li> <li>+ <b>Content not Typically Addressed in Recent Geographic Plans:</b> policy is related to community organising, transit routes or implementation direction.</li> <li>+ <b>Outdated Work Plan Item:</b> policy directs for a study or direction for additional work by Administration which is no longer relevant or feasible.</li> <li>+ <b>Administrative Clean-Up:</b> policy is in relation to planning documents, zones, processes no longer in use or relevant.</li> </ul> |

Plans recommended for retirement may include a recommendation to amend a retained plan. For example, a recommendation to amend an ASP boundary to remove its underlying NSP that is proposed for retirement.



## Geographic Plans and District Planning

Table 2 - Area Specific Policy of each district plan includes a reference to consult geographic plans recommended to be kept or changed. These plans will continue to provide planning direction for their underlying area.

Plans and policies that have been retired or kept may also inform a district plan's maps. Examples of mapping layers informed (in whole or in part) by geographic plans and policies are as follows:

- |   |  |
|---|--|
| + General Land Uses                     | + Open Space - Other                               |
| + Node and Corridor Boundaries          | + Pedestrian Priority Area                         |
| + Non-Residential Intensification Area  | + Pedestrian Connection - Identified Opportunities |
| + Large Sites                           | + Bike Connection - Identified Opportunities       |
| + Local Nodes                           | + Heritage Character Areas - Municipal             |
| + Commercial Frontage                   |  |
| + Habitat Greenways and Urban Greenways |  |

## List of Geographic Plans Proposed to be Retired, Changed or Kept

The remainder of this document contains the updated list of geographic plans proposed to be kept, changed or retired.



# District Planning Proposed Plan Repeals

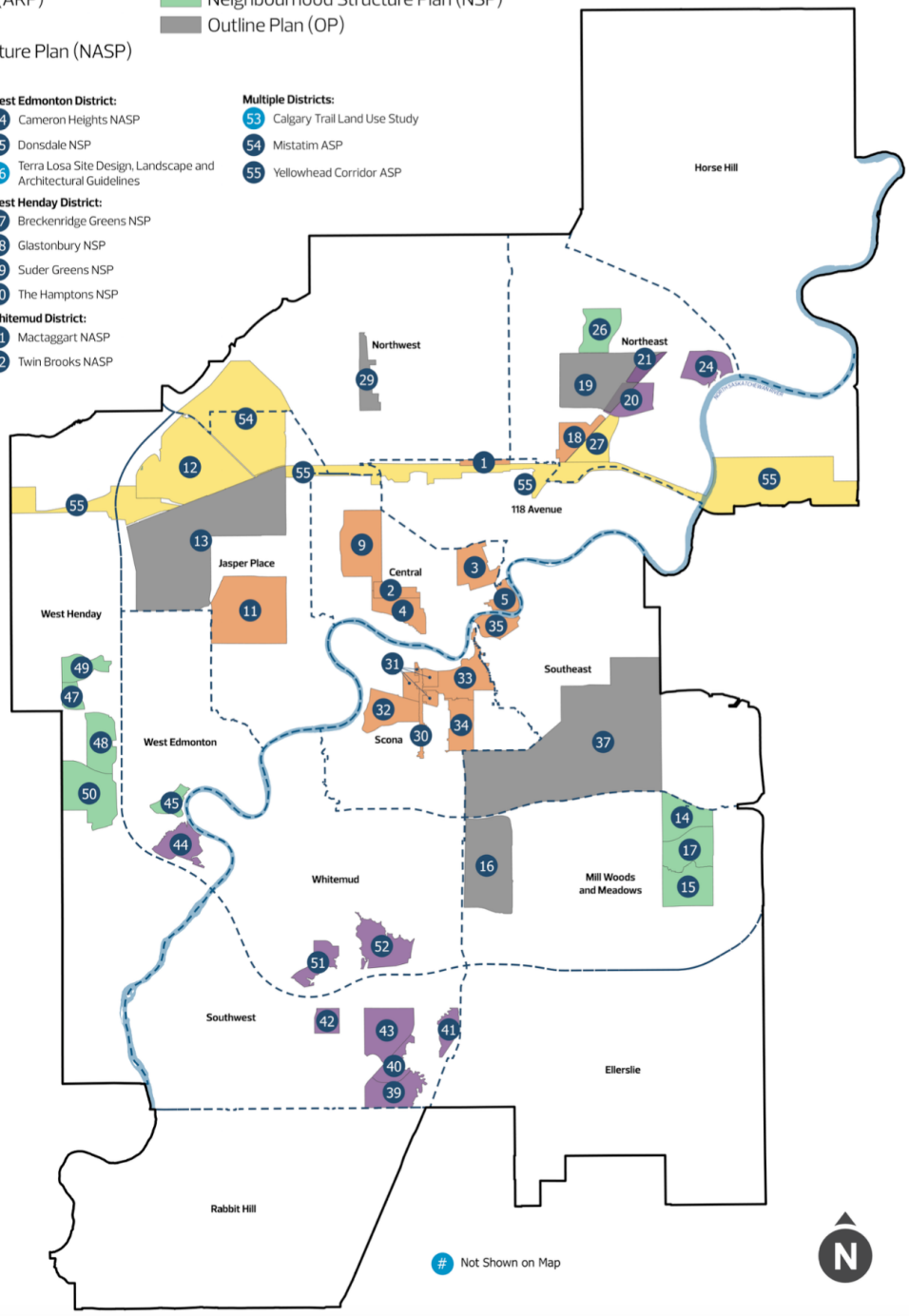


- Area Redevelopment Plan (ARP)
- Area Structure Plan (ASP)
- Neighbourhood Area Structure Plan (NASP)
- Neighbourhood Structure Plan (NSP)
- Outline Plan (OP)

- 118 Avenue District:**
- 1 CN Intermodal Facility and Area ARP
- Central District:**
- 2 104 Avenue Corridor ARP
- 3 Boyle Street McCauley ARP
- 4 Oliver ARP
- 5 Riverdale ARP
- 6 River Valley Development Project – RF3 Architectural Guidelines
- 7 Rossdale Low Density Infill Housing Design Guidelines
- 8 Urban Design Strategy for Rossdale
- 9 West Ingle ARP
- 10 West Rossdale Urban Design Plan
- Jasper Place District:**
- 11 Jasper Place ARP
- 12 Kinokamau Plains ASP
- 13 Northwest Industrial Area OP
- Mill Woods and Meadows District:**
- 14 Larkspur NSP
- 15 Silver Berry NSP
- 16 South Industrial Area OP
- 17 Wild Rose NSP
- Northeast District:**
- 18 Belvedere Station ARP
- 19 Casselman Steele Heights District OP
- 20 Clareview Town Centre NASP
- 21 Ebbers NASP
- 22 Fort Road Old Town Master Plan
- 23 Fort Road Old Town Master Plan Implementation Report
- 24 Fraser NASP
- 25 Gorman Community Concept Plan
- 26 Hollick Kenyon NSP
- 27 Kennedale Industrial ASP
- 28 Yellowhead Corridor East Design Guidelines
- Northwest District:**
- 29 Castledowns OP (Baranow Area)
- Scona District:**
- 30 109 Street Corridor ARP
- 31 Garneau ARP
- 32 McKernan Belgravia Station ARP
- 33 Strathcona ARP
- 34 Strathcona Junction ARP
- Southeast District:**
- 35 Cloverdale ARP
- 36 Cloverdale Low Density Infill Housing Design Guidelines
- 37 Southeast Industrial Area OP
- 38 Urban Design Strategy for Cloverdale
- Southwest District:**
- 39 Allard NASP
- 40 Callaghan NASP
- 41 Cashman NASP
- 42 Graydon Hill NASP
- 43 Rutherford NASP

- West Edmonton District:**
- 44 Cameron Heights NASP
- 45 Donsdale NSP
- 46 Terra Losa Site Design, Landscape and Architectural Guidelines
- West Henday District:**
- 47 Breckenridge Greens NSP
- 48 Giastonbury NSP
- 49 Suder Greens NSP
- 50 The Hamptons NSP
- Whitemud District:**
- 51 Mactaggart NASP
- 52 Twin Brooks NASP

- Multiple Districts:**
- 53 Calgary Trail Land Use Study
- 54 Mistatim ASP
- 55 Yellowhead Corridor ASP



Map Compiled by: Planning Coordination, UPE  
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# District Planning Proposed Plan Boundary Amendments



- Proposed Plan Boundary
- Proposed Plan Area to be Repealed or Amended Out

**Central District:**

- 1 Central McDougall/Queen Mary Park ARP (to be renamed 'North Edge ARP')  
To be amended out:  
- Portion of Central McDougall/Queen Mary Park ARP

**Mill Woods and Meadows District:**

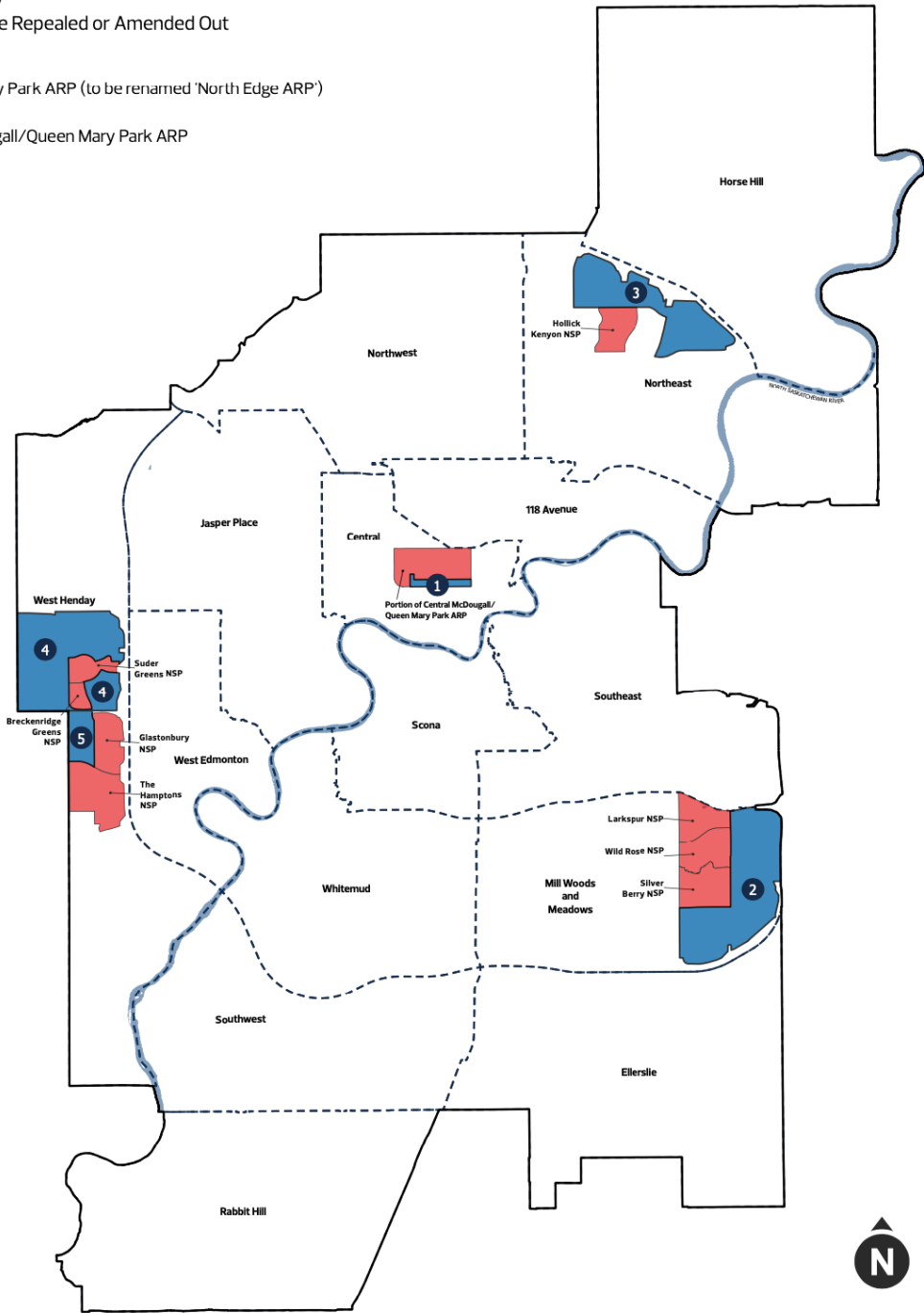
- 2 The Meadows ASP  
To be repealed:  
- Larkspur NSP  
- Silver Berry NSP  
- Wild Rose NSP

**Northeast District:**

- 3 Pilot Sound ASP  
To be repealed:  
- Hollick Kenyon NSP

**West Henday District:**

- 4 Lewis Farms ASP  
To be repealed:  
- Breckenridge Greens NSP  
- Suder Greens NSP
- 5 The Grange ASP  
To be repealed:  
- Glastonbury NSP  
- The Hamptons NSP



Map Compiled by Planning Coordination, UPE  
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## Plan Decision Rationale and Plans to be Kept

### Multiple Districts

#### Plans Proposed to be Retired (Repealed)

**Calgary Trail Land Use Study** (1984) The plan area is zoned in accordance with the plan. As well, the majority of policies are supported through other city mechanisms (e.g., current requirements of development permits and traffic signage direction). Signage, development orientation and screening direction for private development along Calgary Trail and Gateway Boulevard is retained in Table 2 of the Scona, Whitemud, Ellerslie, Southwest and Mill Woods and Meadows District Plans.

**Mistatim ASP** (1983) The Jasper Place and Northwest District Plans provide similar policy direction to that contained in the Mistatim ASP which support employment uses. As a result, much of the Mistatim ASP policy direction is redundant with the proposed district plans. Lands designated for “Industrial Business” in the ASP but which have not yet been zoned will be retained in the district plan and labelled as Non-Residential Intensification Areas on Map 6: Land Use Concept to 1.25 Million of the Northwest and Jasper Place District Plans. Furthermore, rail spur policies and direction to maintain high-quality design along Mark Messier Trail is retained in Table 2 of the Northwest District Plan.

**Yellowhead Corridor ASP** (1983) The majority of the land is zoned in accordance with the plan. The intent of policy direction in the plan to encourage rezoning of selected sites along Yellowhead Trail for “Prestige” Business Industrial activity has been retained in the Northeast, Central, Northwest, 118 Avenue, West Henday and Jasper Place District Plans. This has been done by identifying affected sites as “Non-Residential Intensification Area” in Map 6: Land Use Concept to 1.25 Million in the district plans.

The Peace River Division Yards special study area direction is retained in Table 2 of the Northwest District Plan.

Two policy exceptions are retained in Table 2 of the Jasper Place District Plan to guide medium industrial land uses.

Four policy exceptions are retained in Table 2 of the 118 Avenue District Plan to guide land use, environmental screening and vehicle access.

### 118 Avenue District

#### 118 Avenue District – Plans Proposed to be Retired (Repealed)

**CN Intermodal Facility and Area ARP** (2003) Land is zoned in accordance with the plan or the policy intent is now addressed by the City Plan, the District Policy or the District Plan. There are multiple policies that reinforce the Land Development Application processes that are already in place today. Policies retained in Table 2 of the 118 Avenue District Plan include: retention of allowing institutional land uses in a Commercial/Industrial Employment land use area; direction to conduct environmental screening at rezoning stage; access/egress design direction to mitigate traffic impacts on adjacent residential.





### 118 Avenue District – Plans Proposed to be Kept (Retained)

- + City Centre (Blatchford) ARP
- + Exhibition Lands Planning Framework
- + Exhibition Lands Implementation Strategy

*No plans proposed to be changed in the 118 Avenue District.*

## Central District

### Central District – Plans Proposed to be Retired (Repealed)

**104 Avenue Corridor ARP (2015)** The majority of policies contained in the 104 Corridor ARP are reflected in the District Policy. Retiring this ARP will further align them with The City Plan, nodes and corridors policies in the District Policy, and support development opportunities similar to other districts in Edmonton. Retained policies in Table 2 of the Central District Plan include policies that continue to support mobility connectivity and accessibility north of 104 Avenue between 112 Street and 121 Street, from 103A Avenue to 104 Avenue via 113, 114 and 115 Streets, active transportation north of 104 Avenue, streetscaping within the 104 Avenue area and creation of open space in the form of two new parks north of 104 Avenue east and west of 116 Street as redevelopment occurs within the Oliver neighbourhood.

**Boyle Street McCauley ARP (1994)** The majority of the plan's direction is identified as content not typically addressed in recent geographic plans (e.g., internal implementation direction and operational direction rather than land use policy direction). Bikeway network and neighbourhood improvement direction is now supported through other city mechanisms. Planning guidance along 97 Street does not align with The City Plan direction for a Primary Corridor. Generally, the plan is outdated and does not provide planning guidance to the area.

**Oliver ARP (1997)** The majority of the policy direction is addressed by the District Policy (e.g., pedestrian priority areas). Direction for height for 124 Street and Jasper Avenue conflicts with The City Plan intentions for the Primary Corridor and Centre City Node. Policies retained in Table 2 of the Central District Plan include the provision of open space from large provincial sites and heritage building retention.

**Riverdale ARP (1994)** The majority of the land is subdivided, zoned and the Municipal Reserve (parkland) is dedicated in accordance with the plan. Policies retained in Table 2 of the Central District Plan include floodplain direction and reference to the local node pedestrian-oriented development requirements.

**West Ingle ARP (1985)** The majority of land is subdivided, zoned and the Municipal Reserve (parkland) is dedicated in accordance with the plan. Policies retained in Table 2 of the Central District Plan include heritage preservation direction for new development within the Westmount Architectural Heritage Area and carrying forward Appendix II: List of Heritage Homes in West-Ingle that have been identified to seek further Municipal Historic Resource designation. Other retained policies include large site direction for the Princess Apartment site along 118 Avenue for which density and land use direction aligns with The City Plan. All other plan policies and directives are outdated or do not align with The City Plan direction.



**Central District - Plans Proposed to be Retired (Repealed)**

**River Valley Development Project - RF3 Architectural Guidelines** (1988); **Rossdale Low-Density Infill Housing Residential Design Guidelines** (1986); **Urban Design Strategy for Rossdale** (1986); **West Rossdale Urban Design Plan** (2010) These non-statutory planning documents are dated. They were used to inform the creation of the Rossdale ARP and River Crossing Business Plan which are more closely aligned with The City Plan and continue to provide planning direction for the Rossdale neighbourhood. No policy direction from these plans is being retained in the district plan.

**Central District - Plans Proposed to be Changed (Amended)**

**Central McDougall/Queen Mary Park ARP** (1998)

Many of the policies in the plan area are addressed by the District Policy and the Central District Plan. Recent planning work to activate an urban village in the southern portion of the plan area remains relevant and will be contained in the amended version of the ARP, which will have a reduced boundary that addresses this area.

**Central District - Plans Proposed to be Kept (Retained)**

- |   |   |
|---|---|
| + Capital City Downtown Plan                | + Rossdale ARP                            |
| + Downtown Public Places Plan               | + Stadium Station ARP                     |
| + Norwood Boulevard Mobility Assessment     | + The Chinatown Strategy                  |
| + River Crossing Business Plan              | + The Quarters Downtown ARP               |
| + River Crossing Heritage Interpretive Plan | + The Quarters Downtown Urban Design Plan |

**Ellerslie District**

**Ellerslie District - Plans Proposed to be Kept (Retained)**

- |                    |                                 |
|--------------------|---------------------------------|
| + Alces NSP        | + Meltwater NSP                 |
| + Charlesworth NSP | + Southeast ASP                 |
| + Decoteau ASP     | + The Orchards at Ellerslie NSP |
| + Ellerslie NSP    | + Walker NSP                    |
| + Mattson NSP      |                                 |

*No plans proposed to be retired or changed in the Ellerslie District.*

**Horse Hill District**

**Horse Hill District - Plans Proposed to be Kept (Retained)**

- |   |                                   |
|---|-----------------------------------|
| + Edmonton Energy and Technology Park ASP | + Horse Hill Neighbourhood 1A NSP |
| + Horse Hill ASP                          | + Marquis NSP                     |

*No plans proposed to be retired or changed in the Horse Hill District.*



## Jasper Place District

### Jasper Place District – Plans Proposed to be Retired (Repealed)

**Jasper Place ARP** (2015) The majority of policies contained in the Jasper Place ARP are reflected in the District Policy. Retiring this ARP will further align them with The City Plan, as well as the nodes and corridors policies in the District Policy, to support development opportunities similar to other districts in Edmonton. Retained policies in Table 2 of the Jasper Place District Plan include policies that provide guidance to redevelopment in the Stony Plain Road and LRT station area to improve the road network connectivity and safety, as well as to support enhanced urban design.

**Kinokamau Plains ASP** (2000) The area has been zoned in accordance with the plan, and key elements (like the intermodal facility) have been developed. Relevant policy direction related to protecting Kinokamau Lake and the surrounding wetland area will be retained as policy exceptions in Table 2 of the Jasper Place District Plan.

**Northwest Industrial OP** (1974) The plan predates the Anthony Henday Drive, several amalgamations and most development in the northwest area of the city. The area within the plan's direction has been largely zoned and built-out. No policies have been identified for retainment in the Jasper Place District Plan.

### Jasper Place District – Plans Proposed to be Kept (Retained)

- + Place La Rue West NASP

*No plans proposed to be changed in the Jasper Place District.*

## Mill Woods and Meadows District

### Mill Woods and Meadows District – Plans Proposed to be Retired (Repealed)

**Larkspur NSP** (1987) Land is subdivided, zoned and built in accordance with the plan. No policies have been identified for retainment in the Mill Woods and Meadows District Plan.

**Silver Berry NSP** (1994) Land is generally subdivided, zoned and built in accordance with the plan. Direction for the location of a district park, community recreation facility and school sites are retained in Table 2 of the Mill Woods and Meadows District Plan.

**South Industrial Area OP** (1974) Land is zoned in accordance with the plan. The Outline Plan includes content now addressed by the City Plan, the District Policy or the Mill Woods and Meadows District Plan (e.g., rapid transit line) or content that is supported through other city mechanisms (e.g., reminders to follow government regulations around pipelines). No policies have been identified for retainment in the district plan.

**Wild Rose NSP** (1998) Land is generally subdivided, zoned and built in accordance with the plan. Direction for the location, type of schools and community facility is retained in Table 2 of the Mill Woods and Meadows District Plan.

### Mill Woods and Meadows District – Plans Proposed to be Changed (Amended)

**The Meadows ASP** (2004) The Meadows ASP boundary needs to be amended to reflect the proposed repeals of the Larkspur NSP and Silverberry NSP.



### Mill Woods and Meadows District – Plans Proposed to be Kept (Retained)

- + Aster NSP
- + Laurel NSP
- + Maple NSP
- + Mill Woods Station ARP
- + Tamarack NSP

## Northeast District

### Northeast District – Plans Proposed to be Retired (Repealed)

**Belvedere Station ARP (1980)** The plan's policy direction is achieved or is otherwise consistent with direction in the District Policy. None of the policies have been retained in the district plan given the age of the plan and the direction is either outdated or appropriate direction is provided for through other City mechanisms or statutory documents.

**Casselman Steele Heights District OP (1972)** The plan's policy direction is achieved and the area's parkland and zoning is established in accordance with the plan. None of the policies have been retained in the district plan given the age of the plan and the plan references planning documents, zones and processes no longer relevant to today's practices.

**Clareview Town Centre NASP (1980)** Land is generally zoned, subdivided and built in accordance with the plan. Retiring this plan will bring the area in closer alignment with The City Plan Major Node expectations. Policies retained in Table 2 of the Northeast District Plan guide the completion of Clareview Station Drive NW and maintain development rights for a high-density site and two high school sites in the Clareview neighbourhood.

**Ebbers NASP (2006)** The Municipal Reserve (parkland) is subdivided and majority of the land is zoned in accordance with the plan. Two parcels intended for commercial/office space remain zoned AG and AGU. The district plan's Map 6: Land Use Concept to 1.25 Million labels the area for "urban mix." Policies retained in Table 2 of the Northeast District Plan guide setback regulations along the rail line in the Ebbers neighbourhood.

**Fort Road Old Town Master Plan (2002)** Municipal Reserve is subdivided, internal capital infrastructure is complete. Land is zoned in accordance with the plan (DC1) however the area is now being rezoned back to standard zones to meet development demands. One urban design policy related to the look and feel of Fort Road is retained as 'Continued Relevance.' Community risk to be assessed at public engagement.

Please note the **Fort Road Old Town Master Plan Implementation Report (2003)** is also proposed for repeal which relates to the Fort Road Old Town Master Plan and area.

**Fraser NASP (1984)** The Municipal Reserve is subdivided and zoning is complete. The NASP includes directions not typically addressed in recent geographic plans such as transit routes or policies supported through other city mechanisms such as acquiring affordable housing dwellings. None of the policies have been retained in the Northeast District Plan.



### **Northeast District – Plans Proposed to be Retired (Repealed)**

**Hollick Kenyon NSP** (1991) Majority of the parkland is subdivided and land zoned in accordance with the plan, however one existing landowner continues to occupy a small portion of the plan area for manufacturing uses. This outstanding land is intended to be subdivided for road right-of-way and parkland. Other retained policies in Table 2 of the Northeast District Plan provide direction to school boards.

**Kennedale Industrial ASP** (1981) Land is zoned in accordance with the plan. Policies retained in Table 2 of the Northeast District Plan guide the completion of Sherin Road NW and support medium industrial uses in the Kennedale Industrial neighbourhood.

### **Yellowhead Corridor East Design Guidelines** (2003)

Guidelines provide dated direction like parking requirements and design direction that is no longer relevant to existing City infrastructure operations. No policies have been identified for retainment in the Northeast District Plan.

**Gorman Community Concept Plan** (2009) The Concept Plan was created to guide the future planning for the Gorman neighbourhood and development of a Neighbourhood Structure Plan for the area. The Gorman NSP is now in effect and includes direction from the Concept Plan, therefore the Concept Plan has served its purpose and can now be repealed.

### **Northeast District Plans Proposed to be Changed (Amended)**

**Pilot Sound ASP** (1981) The ASP boundary needs to be amended to reflect the proposed repeal of the Hollick-Kenyon NSP.

### **Northeast District Plans Proposed to be Kept (Retained)**

- |                                      |                        |
|--------------------------------------|------------------------|
| + Aurum Industrial Business Park ASP | + Gorman NSP           |
| + Crystallina Nera East NSP          | + Hermitage General OP |
| + Crystallina Nera West NSP          | + McConachie NSP       |
| + Cy Becker NSP                      | + Schonsee NSP         |
| + Edmonton North ASP                 |                        |

## **Northwest District**

### **Northwest District Plans Proposed to be Retired (Repealed)**

**Castledowns OP (Baranow Area)** (1977) The land is subdivided and zoned in accordance with the plan. The plan has served its purpose and no policies have been identified for retainment in the Northwest District Plan.

### **Northwest District Plans Proposed to be Kept (Retained)**

- |                             |                          |
|-----------------------------|--------------------------|
| + Albany NSP                | + Griesbach NASP         |
| + Canossa NSP               | + Hudson NSP             |
| + Carlton NSP               | + Klarvatten NSP         |
| + Castledowns Extension ASP | + Palisades ASP          |
| + Eaux Claires NSP          | + Rampart Industrial ASP |
| + Goodridge Corners NASP    | + Rapperswill NSP        |

*No plans proposed to be changed in the Northwest District.*



## Rabbit Hill District

### Rabbit Hill District Plans Proposed to be Kept (Retained)

+ Crossroads ASP

+ Highway 2 Corridor Design Guidelines

*No plans proposed to be retired or changed in the Rabbit Hill District.*

## Scona District

### Scona District Plans Proposed to be Retired (Repealed)

**109 Street Corridor ARP** (2013) The majority of the plan's direction is included or supported by the District Policy or has been achieved (e.g., upgrades to pedestrian and bike lane infrastructure has been completed or is set to be completed as part of the plan for Neighbourhood Renewal or will be addressed by the 109 Street Streetscape Design Manual and the Envision 109 Streetscape Design Vision). Policies retained in Table 2 of the Scona District Plan provide ongoing planning direction for the 109 Street Corridor area public realm improvements, former NAV Canada Site and 109 Street 61 Avenue intersection in response to future redevelopment.

**Garneau ARP** (1982) The majority of the policy direction has been achieved, is supported through other City mechanisms or does not align with The City Plan. The plan has fulfilled its purpose, except for some key policies that are retained in Table 2 of the Scona District Plan (e.g., location for high rise and special character residential). Policies with the intention of retaining single detached housing are misaligned with The City Plan's overarching policy direction and desire for more housing diversity. A number of other policies in the Garneau Area Redevelopment Plan have been identified as redundant as they reiterate the intentions contained in District Policy and are no longer necessary to retain (e.g., policies encouraging: a variety of housing forms and unit types, family-oriented development, building transitions, and limiting commercial expansion into the residential core).

**Strathcona ARP** (1998) The majority of the policy direction has been achieved, is supported through the District Policy, other City mechanisms or simply does not align with The City Plan. Policies specific to the Whyte Avenue Commercial Area corridor and those recognizing Strathcona as the entertainment, cultural and historic heart of Edmonton will be retained (e.g., Provincial Historic Area, West Ritchie Heritage Character Area, Strathcona public realm, Whyte Avenue Commercial Area Character Area and other specific development policies).

**Strathcona Junction ARP** (2011) The majority of policy direction for this plan is supported through other City mechanisms (e.g. Complete Streets, Open-Option Parking) and addressed in the District Policy. The ARP does provide specific mobility design direction for the business subarea that exceeds the direction provided in the District Policy and is retained in Table 2 of the Scona District Plan. This includes detailed policy direction on roadways, urban design, pedestrian crossings that support transition of 104 Street to a more pedestrian friendly corridor and adaptation of the area's urban structure to a more fine grained block structure. Specific mobility improvements have been illustrated with inset maps in the district plan. Lastly, policy direction for the CPR yard is also retained should it be redeveloped in the future.



### **Scona District Plans Proposed to be Retired (Repealed)**

**McKernan/Belgravia Station ARP** (2013) The majority of policies contained in the McKernan-Belgravia ARP are reflected in the District Policy. Retiring this ARP will further align the area with The City Plan and the nodes and corridors policies in the District Policy, to support development opportunities similar to other districts in Edmonton. Policies retained in Table 2 of the Scona District Plan provide planning direction for this area's mobility network, street design, development density and height within McKernan and Belgravia neighbourhoods.

### **Scona District Plans Proposed to be Kept (Retained)**

- + 109 Streetscape Design
- + Envision 109 Streetscape Design Vision

*No plans proposed to be changed in the Scona District.*

## **Southeast District**

### **Southeast District Plans Proposed to be Retired (Repealed)**

**Cloverdale ARP** (1986) The majority of the plan area has been zoned in accordance with the plan and capital infrastructure improvements were largely implemented. Some policy direction in the plan is addressed through The City Plan and the District Policy. A few policies are retained in Table 2 of the Southeast District Plan that are locally specific to Cloverdale and continue to provide design guidance on neighbourhood entrance points and park space.

Please note the **Urban Design Strategy for Cloverdale** (1986), **Cloverdale Low Density Infill Housing Residential Design Guidelines** (1986) and **River Valley RF3 Architectural Guidelines** (1988) are also proposed for repeal which relate to the Cloverdale ARP and area.

**Southeast Industrial Area OP** (1975) The majority of this plan area has been subdivided and zoned in accordance with the plan's intent. Walkways and open space direction are outdated and no longer relevant. The District Policy addresses the Outline Plan's risk and natural area policies. The Outline Plan's direction for specific service centres and business industrial use locations are retained in Table 2 of the Southeast District Plan. Specific area improvements such as landscaping, site upgrading, rail spurs and grade separations are also retained in Table 2.

### **Southeast District Plans Proposed to be Kept (Retained)**

- + 101 Avenue Corridor Study
- + Pylypow Industrial ASP Consolidation
- + Maple Ridge Industrial ASP Consolidation

*No plans proposed to be changed in the Southeast District.*

## **Southwest District**

### **Southwest District Plans Proposed to be Retired (Repealed)**

**Allard NASP** (2007) Land is zoned in accordance with the plan and all parkland (Municipal Reserve) has been dedicated. One policy will be retained in Table 2 of the Southwest District Plan to ensure top-of-bank right-of-way (adjacent to the Blackmud Ravine) is provided when a specific parcel is redeveloped.



### Southwest District Plans Proposed to be Retired (Repealed)

**Callaghan NASP** (2005) The Municipal Reserve (parkland) has been dedicated and the land is zoned in accordance with the plan. Two policies will be retained in Table 2 of the Southwest District Plan: that the neighbourhood park shall accommodate a community league building site, and that the Home Owners Association is responsible to maintain the private open space located at 1603 James Mowatt Trail.

**Cashman NASP** (2005) The Municipal Reserve (parkland) has been dedicated and the land is zoned in accordance with the plan. Policies to be retained in Table 2 of the Southwest District Plan include land use and top-of-bank walkway direction for an undeveloped site at the south end of 103A Street SW, and several transportation related recommendations including site access direction related to potential closure of the Calgary Trail service road.

**Graydon Hill NASP** (2013) The Municipal Reserve (parkland) has been dedicated and the land is zoned in accordance with the plan. No policies to be retained.

**Rutherford NASP** (2001) The Municipal Reserve (parkland) has been dedicated and the land is zoned in accordance with the plan. Policy direction is retained in Table 2 of the Southwest District Plan where school/park sites are to be used for educational and community league facilities. The plan also provides direction for a transit station to be located in the plan area's northeast, which is no longer relevant as the Ellerslie Park & Ride now serves this purpose.

### Southwest District Plans Proposed to be Kept (Retained)

- |                                    |  |
|------------------------------------|--|
| + Ambleside NSP                    | + Heritage Valley Town Centre NASP     |
| + Cavanagh NASP                    | + Highway 2 Corridor Design Guidelines |
| + Chappelle NASP                   | + Keswick NSP                          |
| + Desrochers NASP                  | + Paisley NASP                         |
| + Glenridding Heights NSP          | + Richford NASP                        |
| + Glenridding Ravine NSP           | + Windermere ASP                       |
| + Hays Ridge NASP                  | + Windermere NSP                       |
| + Heritage Valley Neighbourhood 14 |  |

*No plans proposed to be changed in the Southwest District.*

## West Edmonton District

### West Edmonton District Plans Proposed to be Retired (Repealed)

**Cameron Heights NASP** (2001) The majority of the plan's direction has been achieved or is supported through other City mechanisms. Policies retained in Table 2 of the West Edmonton District Plan includes direction for the special study area and the designation of a school and community league facility.

**Donsdale NSP** (1995) The majority of the plan's direction has been achieved. Policies retained in Table 2 of the West Edmonton District Plan include: direction for the redevelopment of large lot residential properties in the Donsdale neighbourhood along the ravine, top-of-bank walkways.





**West Edmonton District Plans Proposed to be Retired (Repealed)**

**Terra Losa Site Design, Landscape and Architectural Guidelines (1982)** The majority of the plan's direction has been achieved, is supported through other City mechanisms or outdated. No policies have been identified for retainment in the West Edmonton District Plan.

**West Edmonton District Plans Proposed to be Kept (Retained)**

- + Place La Rue West NASP

*No plans proposed to be changed in the West Edmonton District.*

**West Henday District**

**West Henday District - Plans Proposed to be Retired (Repealed)**

**Breckenridge Greens NSP (1991)** The plan area is subdivided, zoned and built in accordance with the plan. One Municipal Reserve (parkland) policy will be retained and is included in Table 2 of the West Henday District Plan.

**Glastonbury NSP (1998)** Majority of the land is subdivided, zoned and built in accordance with the plan. Direction with continued relevance includes one site's outstanding zoning, an outstanding shared pathway and Municipal Reserve (parkland) policies, and are included in Table 2 of the West Henday District Plan.

**Suder Greens NSP (2002)** The majority of the land is subdivided, zoned and built in accordance with the plan. Direction with continued relevance is retained in Table 2 of the West Henday District Plan and includes direction on the realignment of 199 Street, an outstanding shared pathway, and an outstanding Medium Density Residential site.

**The Hamptons NSP (1998)** The plan area is zoned and mostly built in accordance with the plan. Direction with continued relevance pertains to the District Park and School Park site, and an outstanding road connection, and have been retained in Table 2 of the West Henday District Plan.

**West Henday District - Plans Proposed to be Changed (Amended)**

**Lewis Farms ASP (1988)** The ASP boundary needs to be amended to reflect the proposed repeals of the Breckenridge Greens NSP and Suder Greens NSP.

**The Grange ASP (1998)** The Grange ASP boundary needs to be amended to reflect the proposed repeals of The Hamptons NSP and Glastonbury NSP.

**West Henday District - Plans Proposed to be Kept (Retained)**

- |                                       |                             |
|---------------------------------------|-----------------------------|
| + Big Lake ASP                        | + Riverview ASP             |
| + Edgemont NASP                       | + Rosenthal NSP             |
| + Granville NSP                       | + Secord NSP                |
| + Hawks Ridge NSP                     | + Starling NSP              |
| + Kinglet Gardens NSP                 | + Stewart Greens NSP        |
| + Lewis Farms Business Employment NSP | + Stillwater NSP            |
| + Pintail Landing NSP                 | + The Uplands NSP           |
| + Potter Greens NSP                   | + Trumpeter NSP             |
| + River's Edge NSP/Riverview          | + Webber Greens NSP         |
| + Neighbourhood 3 NSP                 | + Winterburn Industrial ASP |



## Whitemud District

### **Whitemud District - Plans Proposed to be Retired (Repealed)**

**Mactaggart NASP (2005)** The majority of this plan has been achieved or is supported by the District Policy. There are no policies to be retained.

**Twin Brooks NASP (1982)** The majority of this plan has been achieved or is supported by the District Policy. There are no policies to be retained.

*No plans proposed to be changed or kept in the Whitemud District.*