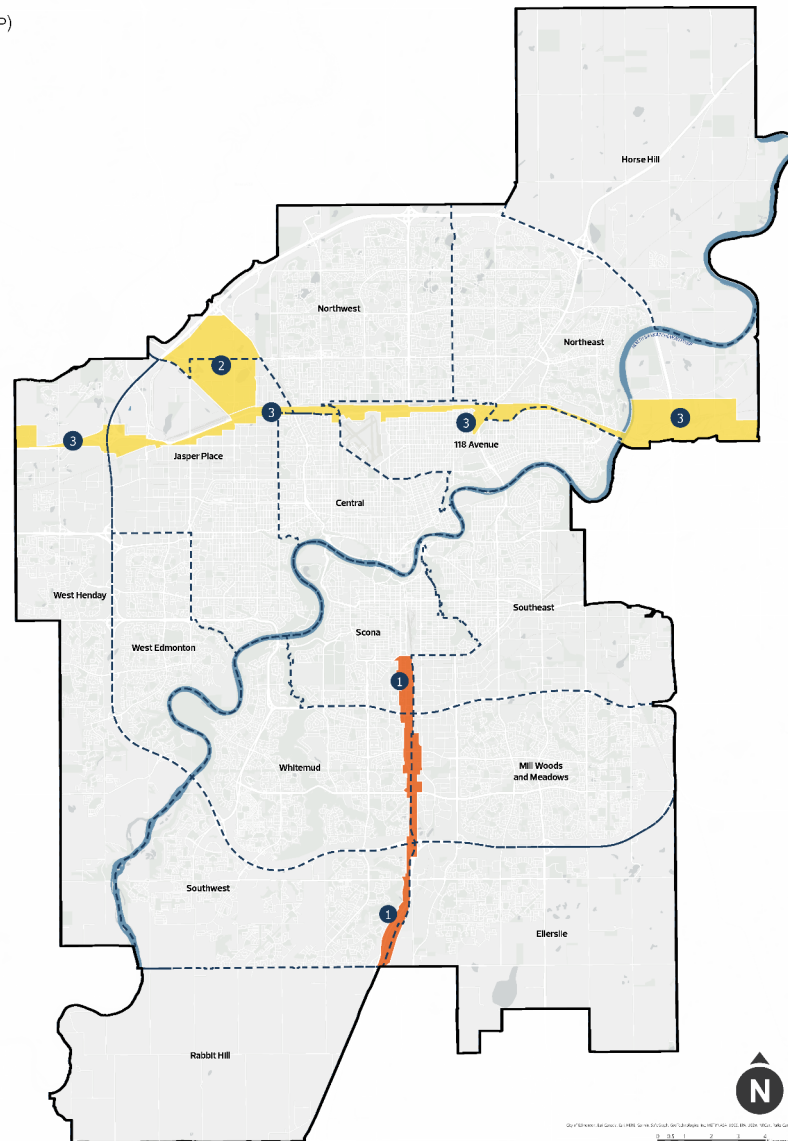


Location

- Land Use Study (LUS)
- Area Structure Plan (ASP)

Plans:

- 1 Calgary Trail LUS
- 2 Mistatim ASP
- 3 Yellowhead Corridor ASP



This Bylaw encompasses three subject areas:

1. The Calgary Trail Land Use Study area includes lands directly adjacent to or affected by the Calgary Trail corridor from 63 Avenue NW to 41 Avenue SW (city limits).
2. The Mistatim Area Structure Plan is bounded by Mark Messier Trail and 149 Street to the northeast and east (respectively), the Edson Canadian National Railway line to the south,

Sangudo Canadian National Railway line to the southwest and Transportation Utility Corridor to the northwest.

3. The Yellowhead Corridor Area Structure Plan area includes lands which are directly adjacent to or affected by the Yellowhead Trail located to the north generally along 127 Avenue, 33 Street NE (city limits) to the east, south generally along 118 Avenue and to the west along 231 Street NW (city limits).

Position of Administration: Support

Summary

Bylaw 20627 proposes to repeal two statutory plans, the Mistatim Area Structure Plan and the Yellowhead Corridor Area Structure Plan and one non-statutory plan, the Calgary Trail Land Use Study in order to simplify Edmonton's policy landscape and planning system.

Administration supports this application because it:

- Advances The City Plan.
- Simplifies the land use planning framework and clears the way for future planning initiatives.

Public engagement for this application was done as part of the City of Edmonton District Planning project in 2022. No responses were received specifically regarding the areas covered by this Bylaw.

Application Details and Analysis

The City Plan envisions an Edmonton that is a healthy, urban and climate resilient city of two million people that supports a prosperous region. The City Plan guides these changes and embodies Edmontonians' vision for the future.

As one of the steps in advancing The City Plan, the City Planning Framework was introduced to ensure our planning tools are adaptive and responsive to our collective city-building goals to navigate change as communities move through their lifecycle.

The first phase of implementing the City Planning Framework was completed on June 8, 2021 when City Council approved the repeal of 75 plans (Bylaws 19724, 19725 and 19726) that had either served their intended purpose or were not aligned with current policy. Since that time, and in alignment with the objectives of the City Planning Framework, all remaining land use plans have continued to be monitored and reviewed to ensure plans remain responsive as the city evolves.

This application aligns with The City Plan's Big City Moves, specifically 'A Rebuildable City' by reviewing our planning tools in order to adapt to a changing future and the lifecycle of

neighbourhoods; and 'Community of Communities' by setting the stage for District Plans to become Edmonton's primary geographic planning tool.

The three plans being proposed for repeal as part of this Bylaw 20627 were identified as eligible for repeal as their contribution to Edmonton's policy landscape is minimal and much of the direction contained within them is over 40 years old and outdated. Repealing these three plans at this time will further clear the planning landscape for other City Plan implementation efforts.

Calgary Trail Land Use Study

This land use study was adopted by resolution in 1984 to provide high-level guidance for the development of an enhanced image along this prominent corridor that forms the southern major entry point into the City.

This land use study has been proposed for repeal because most of the plan direction has been fulfilled or has become outdated. The area is zoned in accordance with the study. The majority of policies are supported through other city mechanisms, such as policies regarding development permit requirements and traffic signage.

Mistatim ASP

The Mistatim Area Structure Plan was adopted in 1983 as a guide for additional subdivision and development of the Mistatim industrial area following the annexation of the area into the City of Edmonton in 1981.

This ASP has been proposed for repeal because most of the plan direction has been fulfilled or has become outdated. Most of the area is zoned in accordance with the plan and the vast majority of the land has been developed. The majority of policies are supported through other city mechanisms, such as policies regarding future transit service and the construction of certain roads.

Yellowhead Corridor ASP

The Yellowhead Corridor Area Structure Plan was adopted in 1983 to guide industrial and commercial development adjacent to Yellowhead Trail following its construction in the late 1970s and early 1980s.

This ASP has been proposed for repeal because most of the plan direction has been fulfilled or has become outdated. Most of the area is zoned in accordance with the plan and the vast majority of the land has been developed. The majority of policies are supported through other city mechanisms, such as policies regarding site design and development processes.

Community Insights

Public engagement for this application was done as part of the District Planning project from August to October 2022. Several tactics were used to hear from as many Edmontonians as

possible. The following is a summary of the tactics used and responses received that are relevant to this application. In addition to the tactics used below, the plans that are a part of this Bylaw were shared on edmonton.ca/districtplanning as part of the “List of Plans to be Repealed, Amended or Kept” document, published in August 2022.

While several comments were received about other plans proposed for repeal and the idea of repealing plans in general, no comments were received specifically about Calgary Trail Land Use Study, Mistatim ASP or Yellowhead Corridor ASP.

Online Survey, August 22, 2023 to October 15, 2022

- Survey completions: 1625
- Agreed with retiring plans that have become outdated and/or have served their purpose: 82%

Public Engagement Sessions (Multiple)

- Calgary Trail Land Use Study - Five public engagement sessions were held on September 12, 13 and 21 and October 6 and 13 where information was available regarding the proposed repeal of the Calgary Trail Land Use Study. A total of 74 people attended these events. No comments or concerns were shared regarding repeal of this study.
- Mistatim Area Structure Plan - Two public engagement sessions were held on September 19 and 27 where information was available regarding the proposed repeal of the Mistatim Area Structure Plan. A total of 20 people attended these events. No comments or concerns were shared regarding repeal of this plan.
- Yellowhead Corridor Area Structure Plan - Six public engagement sessions were held on September 15, 19, 22 and 27 and October 5 and 11 where information was available regarding the proposed repeal of the Yellowhead Trail Area Structure Plan. A total of 78 people attended these events. No comments or concerns were shared regarding repeal of this plan.

Notified Community Organizations

A representative from each Community League in the plan areas was notified of the proposed repeals by email.

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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination