

DEVELOPMENT SERVICES December 11, 2023

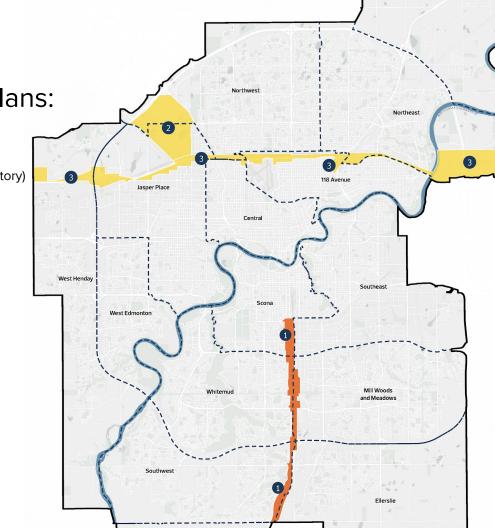
**Edmonton** 

BYLAW 20627 THREE PLAN AREAS

**ITEM 3.26** 

Proposed Repeal of 3 Land Use Plans:

- 1. Calgary Trail Land Use Study (non-statutory)
- 2. Mistatim ASP
- 3. Yellowhead Corridor ASP



#### CALGARY TRAIL LAND USE STUDY

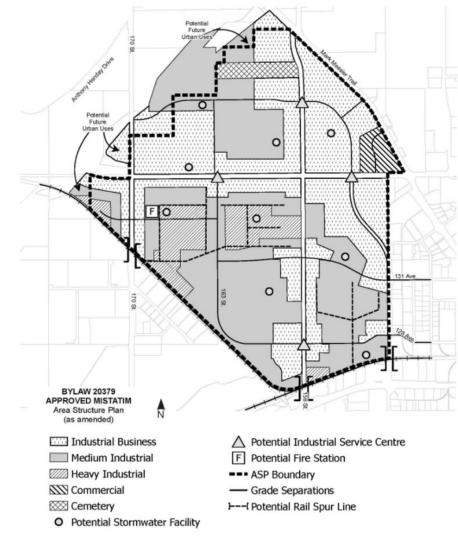
- Adopted by resolution in 1984
- Calgary Trail corridor from 63 Avenue NW to 41 Avenue SW (city limits).
- Most plan direction has been fulfilled or is outdated

#### MAP 1. OVERVIEW: LAND USE CONTEXT **ZONE 3: ARTERIAL ROADWAY** dual emphasis on through-traffic movement and GENERAL site access COMMERCIAL encourage supply of additional parking on-stree improve safety of pedestrian crossing: recognize and encourage transition to retail, office personal service commercial reinforce existing pattern: two activity centres/nodes linked by commercial strip WHITEMUD Urban Design - establish design and landscaping guidelines for (re) encourage private initiatives to upgrade existing major emphasis on improving design and location ORIENTED **ZONE 2: ARTERIAL ROADWAY** through-traffic movement is primary, but not "free flow" - limited access to sites, mainly via service roads - an area of commerce: encourage extension of highway-oriented commercial establish high quality highway-oriented commercial development in under developed locations, or/as where re-development opportunities arise Urban Design introduce roadside landscaping and streetlighting FORESTATION establish design and landscaping guidelines for PROGRAM AND LIGHTING ZONE 1: "FREE FLOW HIGHWAY predominant function is traffic movement (Provincial land use and urban design measures to reinforce highway requirements - prohibit futher access fron highway ADDITIONAL ACCESS OR COMMERCIAL prohibit hophway oriented commercial use DEVELOPMENT encourage industrial or residential development accessible from roadways internal to large scale industrial districts or neighbourhood PROPOSED GATEWAY PARK Urban Design establish reception area and signage (Gateway Park) introduce roadside landscaping and streetlighting encourage "image conscious" treatment of buildings FORESTATION PROGRAM AND LIGHTING CITY BOUNDARY

CALGARY TRAIL LAND USE STUDY

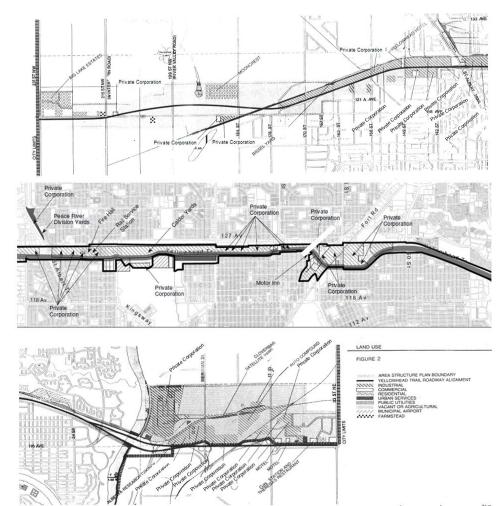
### **MISTATIM ASP**

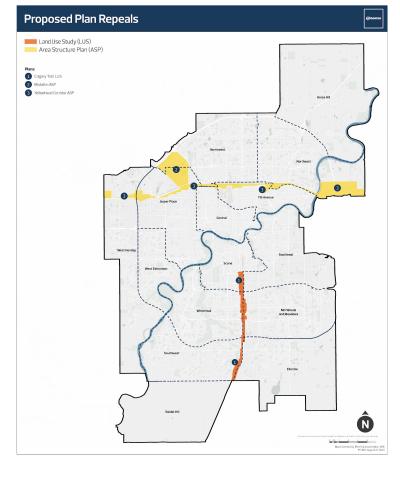
- Adopted in 1983
- Mostly industrial area in northwest
  Edmonton
- Most plan direction has been fulfilled or is outdated



#### YELLOWHEAD CORRIDOR ASP

- Adopted in 1983
- Yellowhead Trail corridor from 231
  Street NW (western city limit) to 33
  Street NE (eastern city limit)
- Most plan direction has been fulfilled or is outdated





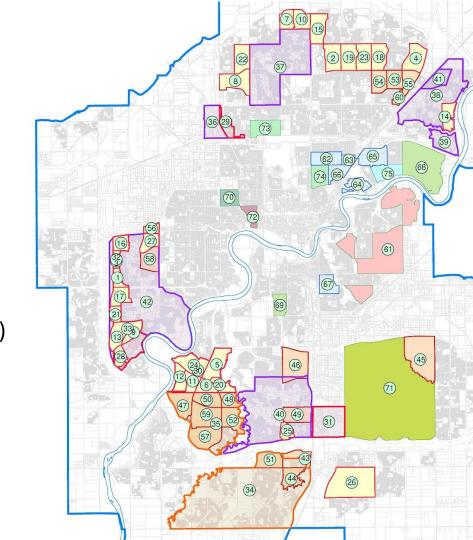




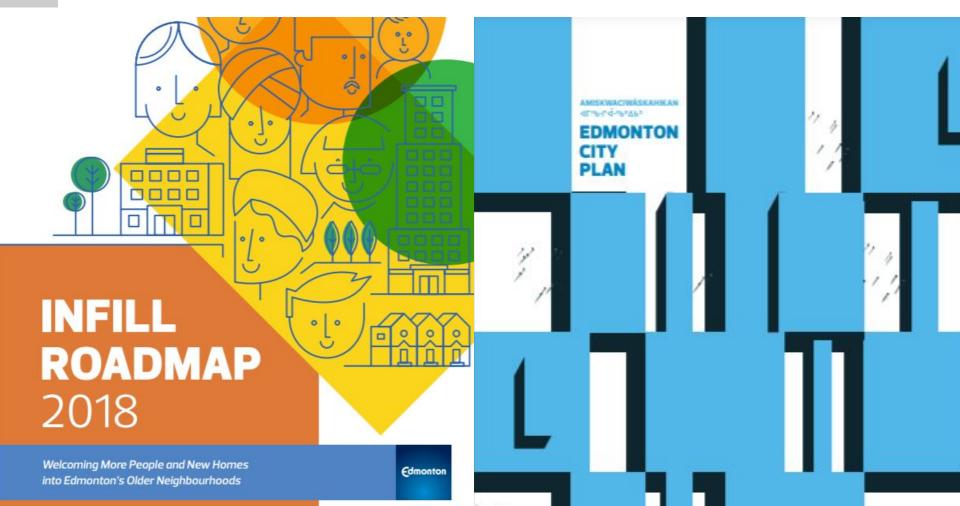
## **PAST WORK**

June 8, 2021 Repeal of 75 Land Use Plans:

- Area Structure Plans (5)
- Outline Plans (7)
- Neighbourhood Structure Plans (27)
- Neighbourhood Area Structure Plans (18)
- Area Redevelopment Plans (6)
- Other Plans (12)



## PREVIOUS ENGAGEMENT





**Simplify** 

THE PLANNING FRAMEWORK

# **PUBLIC ENGAGEMENT**





