

BYLAW 24102 - TO REPEAL PLANS IN THE CENTRAL DISTRICT

Purpose

To repeal five statutory plans and three non-statutory guidelines for lands located in the Central District. Direction that remains relevant in these plans has been transferred to the Central District Plan. This supports the implementation of the District Network described in The City Plan.

Readings

Bylaw 24102 (Attachment 1) is ready for first and second readings after the public hearing has been held. This bylaw will proceed for third reading at the same time as Charter Bylaw 24002.

Advertising and Additional Promotion

This Bylaw was advertised in the Edmonton Journal on May 10, 2024, and May 18, 2024. The District Planning public hearing was also promoted through Facebook, Google search and Instagram advertisements, LRT and Ice District digital signage, radio ads, newsletters, posters in recreation centres and Edmonton Public Library branches, as well as the City's media and social media channels from May 1, 2024 to May 27, 2024.

Position of Administration

Administration supports this proposed Bylaw.

REPORT

Policy, Plan and Guideline Review

The District Planning project reviewed all plans in effect and other planning tools in the Central District to determine their relevance in guiding future development decisions.

See the May 28, 2024, Urban Planning and Economy report UPE01245 Charter Bylaw 24000 - District Policy for a more detailed description of the process used to determine which plans were to be repealed and amended.

Reason for Repeals

The planning documents listed in this bylaw are proposed to be repealed to facilitate the adoption of the Central District Plan. In general, these plans do not advance the direction of The City Plan. See the May 28, 2024, Urban Planning and Economy report UPE02185 Charter Bylaw 24002 - Central District Plan for the rationale for repealing each plan listed below:

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- 104 Avenue Corridor Area Redevelopment Plan
- Boyle Street/McCauley Area Redevelopment Plan
- Oliver Area Redevelopment Plan
- Riverdale Area Redevelopment Plan
- West Ingle Area Redevelopment Plan
- Rossdale Low-Density Infill Housing Residential Design Guidelines
- Urban Design Strategy for Rossdale
- West Rossdale Urban Design Plan

Maps of all plans proposed for repeal and amendment as part of the District Planning project are provided as Attachments 2 and 3 to the May 28, 2024, Urban Planning and Economy report UPE01245 Charter Bylaw 24000 - District Policy.

Community Insights

Administration did significant public engagement, including for the repeal of plans, as part of the District Planning project in 2022 and 2023. In the Central District, members of the public shared comments in support of the proposed repeals of the 104 Avenue Corridor ARP, West Ingle ARP and Oliver ARP as these plans have served their purpose and remaining relevant policies have been incorporated into the district plan. Some members of the Oliver Community League also expressed concern about the loss of detail from the Oliver ARP. Members of the public did not share any feedback about the other plans proposed for repeal in the Central District.

For an overview of engagement for the entire District Planning project, see the “Engagement and Communications Summary” (Attachment 4, May 28, 2024, Urban Planning and Economy report UPE01245 Charter Bylaw 24000 - District Policy).

For the detailed engagement approach and results from public engagement activities that took place in October to early December 2023, see the “Phase 3 What We Heard/What We Did Report” (Attachment 5, May 28, 2024, Urban Planning and Economy report UPE01245 Charter Bylaw 24000 - District Policy).

Attachment

1. Bylaw 24102 - A Bylaw to repeal plans in the Central District