

BYLAW 24104 - TO REPEAL PLANS IN THE JASPER PLACE DISTRICT

Purpose

To repeal two statutory plans and one non-statutory plan for lands located in the Jasper Place District. Direction that remains relevant in these plans has been transferred to the Jasper Place District Plan. This supports the implementation of the District Network described in The City Plan.

Readings

Bylaw 24104 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 24005.

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 Jasper Place 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Bylaw 24000 - District Policy for a more detailed description of the process used to determine which plans were to be repealed and amended.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The planning documents listed in this bylaw are proposed to be repealed to facilitate the adoption of the Jasper Place District Plan.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 UPE02183 Charter Bylaw 24005 - Jasper Place District Plan for the rationale for repealing each plan listed below:

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- Kinokamau Plains Area Structure Plan
- Jasper Place Area Redevelopment Plan
- Northwest Industrial Area Outline 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 Jasper Place District, members of the public shared both concerns and comments in support of the proposed repeal of the Jasper Place Area Redevelopment Plan (ARP). Concerns relating to the long and expensive process to create the ARP and the loss of detail were expressed. Other members of the public shared support for the repeal of the Jasper Place ARP due to its age and misalignment with policies contained within The City Plan.

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 24104 - A Bylaw to repeal plans in the Jasper Place District