

BYLAW 24104 - TO REPEAL PLANS IN THE JASPER PLACE DISTRICT

Recommendation

That Bylaw 24104 be given third reading.

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 third reading.

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.

Previous Council/Committee Action

At the May 28-30/June 3/25-26, 2024, City Council Public Hearing meeting, the following motion was passed:

That Charter Bylaw 24005, as amended, and Bylaw 24104 be read a second time.

REPORT

On August 20, 2024, the Edmonton Metropolitan Region Board (EMRB) recommended approval of REF 2024-010, City of Edmonton, Jasper Place District Plan, subject to a 28-day appeal period ending September 17, 2024. As no appeal was submitted, the EMRB approved the REF application and it is now ready for third reading.

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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.

Refer to the October 2, 2024, Urban Planning and Economy report UPE01245rev 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Bylaw 24000 - District Policy for a more detailed description of the process used to determine which plans were to be repealed and amended.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The planning documents listed in this bylaw are proposed to be repealed to facilitate the adoption of the Jasper Place District Plan.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. Refer to the October 2, 2024, Urban Planning and Economy report UPE02183rev Charter Bylaw 24005 - Jasper Place District Plan for the rationale for repealing each plan listed below:

- 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 October 2, 2024, Urban Planning and Economy report UPE01245rev 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, Refer to the “Engagement and Communications Summary” (Attachment 4, October 2, 2024, Urban Planning and Economy report UPE01245rev 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, Refer to the “Phase 3 What We Heard/What We Did Report” (Attachment 5, October 2, 2024, Urban Planning and Economy report UPE01245rev Charter Bylaw 24000 - District Policy).

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Attachment

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

Others Reviewing the Report

- M. Plouffe, Chief People Officer and City Solicitor