

CHARTER BYLAW 24010 - SCONA DISTRICT PLAN

Recommendation

That Charter Bylaw 24010 be given third reading.

Purpose

To adopt the Scona District Plan as a statutory plan under the *Municipal Government Act*, as amended by the City of Edmonton Charter 2018 Regulation, to provide guidance for land use, mobility and growth management within the Scona District. The Scona District Plan will be used in conjunction with the District Policy to implement the District Network described in The City Plan.

Readings

Charter Bylaw 24010 is ready for third reading.

Advertising and Additional Promotion

This Charter 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 24010, as amended, and Bylaw 24110 be read a second time.

REPORT

Executive Summary

On August 20, 2024, the Edmonton Metropolitan Region Board (EMRB) recommended approval of REF 2024-014, City of Edmonton, Scona District Plan, subject to a 28-day appeal period ending

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September 17, 2024. As no appeal was submitted, the EMRB approved the REF application and it is now ready for third reading.

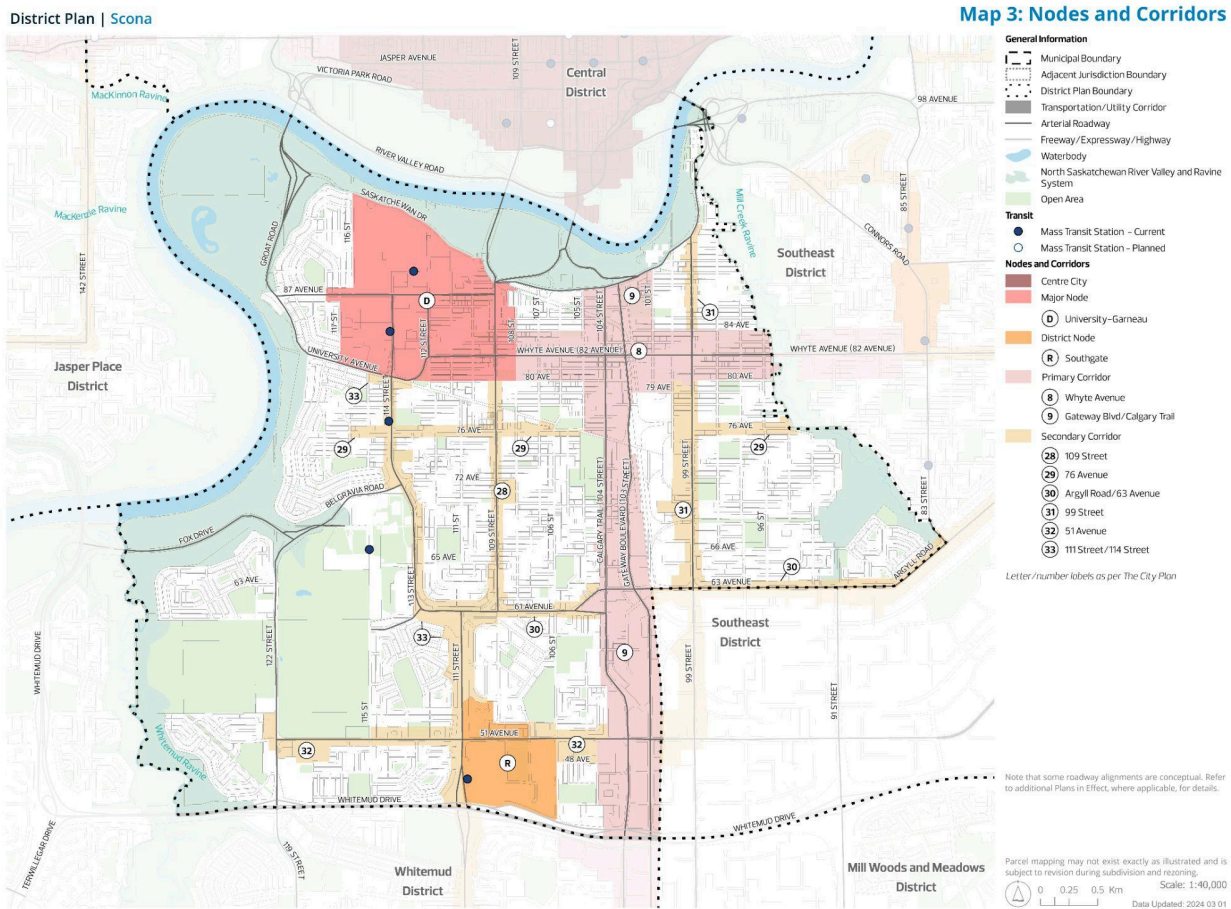
This application proposes to introduce the Scona District Plan. The Scona District Plan must be read in conjunction with the District Policy. The intention is to advance The City Plan's District Network and guide development and growth.

This application includes the proposed repeal of five planning documents. Select information and policies from these plans have been incorporated into the Scona District Plan.

Refer to the October 2, 2024, Urban Planning and Economy report UPE01245rev Charter Bylaw 24000 - District Policy for an overview of the District Planning project, including:

- project background and components
- how the components were made
- plan implementation and maintenance
- strategic alignment

Overview of Plan



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Figure 1 - Nodes and Corridors Map - Scona District

The Scona District is one of 15 districts in Edmonton’s District Network as outlined in The City Plan. Adjacent districts include Central, Jasper Place, Whitemud and Southeast. The Scona District includes the University/Garneau Major Node, one district node, two primary corridors and six secondary corridors (refer to Figure 1).

Notable features of this district include its major institutional component and commercial destinations. It is the location of the University of Alberta, Southgate Centre, Whyte Avenue and the Calgary Trail/Gateway Boulevard corridor as the main entrance to the city centre from the south. It also contains significant public parks such as Hawrelak Park, Kinsmen Park and Rollie Miles Athletic Park, in addition to well-used river valley access points.

Table 1 provides the anticipated population and employment numbers for the Scona District at the 1.25 million and two million population horizons of The City Plan.

Table 1 - Anticipated District Population and Employment Numbers

	Federal Census 2021*	City Plan 1.25 Million Population Horizon	City Plan 2 Million Population Horizon
District Population	56,000	89,000	193,000
District Employment	60,000	78,000	113,000

* 2021 figures are calculated with the 2021 Federal Census using census tract level data.

The Scona District is one of the city’s most densely populated districts. As the city grows, the Scona District will continue to be a focus area for population and employment growth through redevelopment and infill. The Scona District Plan directs the most substantial development opportunities to nodes and corridors, such as the Southgate District Node, the Whyte Avenue and Calgary Trail/Gateway Boulevard Primary Corridors and the 99 Street Secondary Corridor.

Plan Preparation

The City Plan was the starting point for drafting all district plans as it provided high-level direction for the Nodes and Corridors, Mobility, Open Space and Growth Activation Networks. Creation of the Scona District Plan also included a fulsome review of all plans in effect which has resulted in recommendations for plan repeals and amendments. Relevant policies from those plans proposed for repeal have been moved into the district plan’s Area-Specific Policy section (refer to Table 2 in the Scona District Plan). For more information on the plan preparation process refer to the October 2, 2024, Urban Planning and Economy report UPE01245rev Charter Bylaw 24000 - District Policy.

The public and stakeholder groups also provided input on the Scona District Plan. Administration made changes based on feedback when it:

- Aligned with The City Plan and recent Council decisions regarding land use and zoning,

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- Was relevant to the plan content and subject to the authority of a land use plan, or
- Identified errors in the draft plans.

Much of the feedback received was not specific to a particular district, but applied to the District Policy or to all district plans, such as what information was shown on the maps. Of the feedback that was related to a particular district, much of it corrected minor errors and omissions. Some examples of more significant changes made to the Scona District Plan as a result of public and stakeholder input include:

- Adjustments to the University/Garneau Major Node boundary
- Additional historical context information
- Reorganization, clarification and removal of some redundant policies in the area specific policy table

Repeals and Amendments

The plans proposed to be repealed, amended and retained in the Scona District are described below. 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.

Acronyms for this section are as follows:

- ARP: Area Redevelopment Plan

Five plans in the Scona District are proposed to be **repealed**:

- **109 Street Corridor ARP (2013)** was created to guide redevelopment along 109 Street between the North Saskatchewan River and 61 Avenue. The plan's policy guidance is supported by the District Policy or has been completed. Direction for specific areas transferred to the district plan includes: improvements to the streetscape and pedestrian environment along 109 Street; alley realignment along 109 Street; former NAV Canada Site; and the 109 Street and 61 Avenue intersection.
- **Garneau ARP (1982)** was created to guide redevelopment in the Garneau neighbourhood, in the north-central portion of the Scona District, while protecting the existing small scale residential character of the neighbourhood. The plan's policy guidance is superseded by The City Plan and addressed through the District Policy, specifically node and corridor policies. Direction for specific areas transferred to the district plan includes the protection of the Garneau Heritage Character Area.
- **McKernan/Belgravia Station ARP (2013)** was created to guide redevelopment in the McKernan and Belgravia neighbourhoods in the western portion of the Scona District with the introduction of the McKernan/Belgravia LRT station. The plan's policy guidance is superseded by The City Plan and addressed through the District Policy, specifically node and corridor policies. Direction for specific areas transferred to the district plan includes: public realm and

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redevelopment improvements along 114 Avenue; alley realignment along 114 Avenue; and public realm improvements along University Avenue.

- **Strathcona ARP (1998)** was created to guide redevelopment in the Strathcona neighbourhood, in the northeast corner of the Scona District, and was amended in 2020 to include additional content focused on Whyte Avenue as an outcome of PlanWhyte. The majority of the plan’s direction has been achieved or is supported through the District Policy or other city mechanisms. Direction for specific areas transferred to the district plan includes: policies specific to the Whyte Avenue commercial area, such as public realm, mobility and open space improvements; retention of the historic character of the area; and direction for compatible redevelopment.
- **Strathcona Junction ARP (2011)** was created to guide long-term redevelopment and revitalization in the area surrounding the railway line between 63 Avenue and 79 Avenue in the west-central portion of the Scona District. The plan’s policy guidance is now covered by the District Policy’s node and corridor policies and other City mechanisms. Specific direction transferred to the district plan includes: detailed policy direction on roadways and urban design to support the transition of the Calgary Trail and Gateway Boulevard area to a more pedestrian friendly and welcoming corridor; improved redevelopment along 99 Street; and guidance for the Canadian Pacific Rail yard should it be redeveloped in the future.

No plans in the Scona District are proposed to be **amended**.

Two guidelines in the Scona District are proposed to be **retained**:

<ul style="list-style-type: none">● 109 Street Corridor Streetscape Design Guidelines (2021)● Envision 109 Streetscape Design Vision (2019)	These plans are still being implemented. They align with the policy objectives of The City Plan and provide detailed guidance for these areas as they redevelop.
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Community Insights

Administration did significant public engagement for the District Planning project in 2021, 2022 and 2023.

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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Legal Implications

District plans and the District Policy are additional statutory plans, as described under Section 635.1 of the *Municipal Government Act*, as amended by the City of Edmonton Charter 2018 Regulation, and have been prepared in accordance with Section 636 of the *Municipal Government Act*. “Additional statutory plans” are a unique tool provided to the City of Edmonton by the Government of Alberta through the City of Edmonton Charter and the *Municipal Government Act*.

District plans meet the City’s obligations under the Edmonton Metropolitan Region Growth Plan and were reviewed in accordance with the Regional Evaluation Framework process. District plans will support Edmonton’s efforts to achieve and exceed the density requirements and aspirational density targets in the Edmonton Metropolitan Region Growth Plan.

Attachment

1. Charter Bylaw 24010 - A Bylaw to adopt the Scona District Plan
 - Schedule A - Scona District Plan

Others Reviewing the Report

- M. Plouffe, Chief People Officer and City Solicitor