

BYLAW 24110 - TO REPEAL PLANS IN THE SCONA DISTRICT

Recommendation

That Bylaw 24110 be given third reading.

Purpose

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

Readings

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

REPORT

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 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 Scona 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Bylaw 24000 - District Policy for a more detailed description of the process used to determine which plans were to be repealed and amended.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The planning documents listed in this bylaw are proposed to be repealed to facilitate the adoption of the Scona District Plan.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 UPE02188rev Charter Bylaw 24010 - Scona District Plan for the rationale for repealing each plan listed below:

- 109 Street Corridor Area Redevelopment Plan
- Garneau Area Redevelopment Plan
- McKernan/Belgravia Station Area Redevelopment Plan
- Strathcona Area Redevelopment Plan
- Strathcona Junction Area Redevelopment 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 Scona District, members of the public shared both concerns and comments in support of the proposed plan repeals. Comments received with concern about the repeal of the McKernan/Belgravia Area Redevelopment Plan (ARP) indicate that it is a fairly new plan and it erodes public trust to remove a document that was comprehensively planned together with the community. Those who support its repeal indicated that it does not align with the goals of The City Plan. Comments received in support for the repeal of the 109 Street ARP indicate that the pertinent policies have been incorporated into the district plan and appreciation for the preservation of the 109 Street Streetscape Design Guidelines and Envision 109 - Streetscape Design Vision. Concerns were received about the repeal of the Strathcona ARP due to the increased density that will be allowed, resulting in increased crime. Members of the public did not share any feedback about the other plans proposed for repeal in the Scona District.

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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).

Attachment

1. Bylaw 24110 - A Bylaw to repeal plans in the Scona District

Others Reviewing the Report

- M. Plouffe, Chief People Officer and City Solicitor