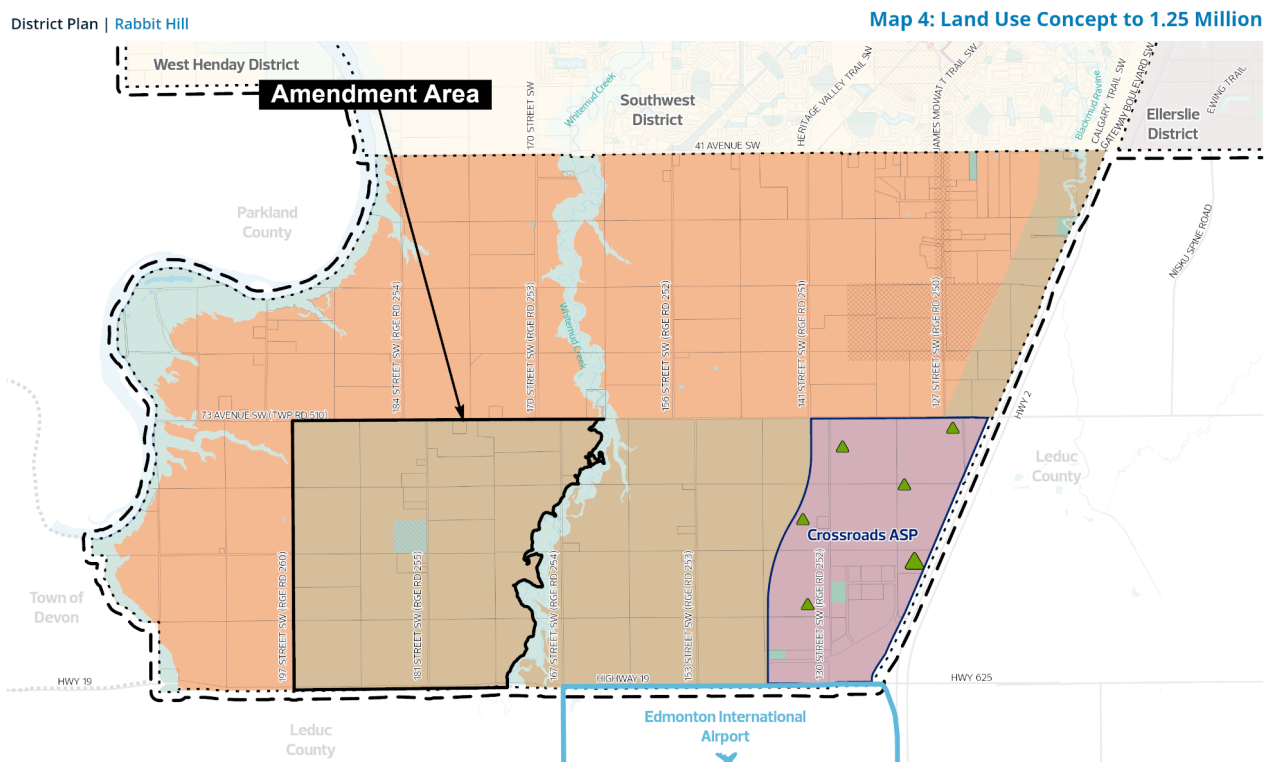


Planning Report Rabbit Hill District Plan Ipiihkoohtanipiaohsi & pihêsiwin

Edmonton

South of 73 Avenue SW, west of Whitemud Creek, north of Highway 19, and east of 197 Street SW

Position of Administration: Support



Summary

Charter Bylaw 24009 proposes to adopt the Rabbit Hill District Plan as an Additional Statutory Plan as defined by 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 Rabbit Hill District. The Rabbit Hill District Plan will be used in conjunction with the District Policy to implement the District Network described in The City Plan.

Charter Bylaw 21067 proposes an amendment to The City Plan to facilitate the proposed Rabbit Hill District Plan.

Public engagement for this application included extensive engagement from 2021 - 2023 as part of the District Planning Project. Additional engagement since the District Planning Public Hearing

in May and June 2024 included a mailed notice, information on the City's webpage, and emails sent to registered stakeholders. During this additional engagement, Administration heard from one person who was in opposition. Most concerns were related to a perceived lack of demand for industrial land development.

Administration supports this application because it:

- Supports the City's long term economic goals by supporting the preparation of statutory plans for non-residential development in the future growth area.
- Maintains some of The City Plan's original intent for the area while responding to current market demand and Council direction.

Application Details

This application was submitted by the City of Edmonton's District Planning team.

Rabbit Hill District Plan

The Rabbit Hill District Plan was brought forward to a City Council Public Hearing on May 28, 2024 as part of the District Planning project. At that Public Hearing, the following motion was passed:

That Charter Bylaw 24009 - Rabbit Hill District Plan be referred back to Administration to update relevant maps and policy to support the preparation of statutory plans for non-residential development in the area currently designated as Agriculture/Non-Residential in The City Plan located south of 73 Avenue SW/Township Rd 510 and west of Whitemud Creek and prepare any corresponding amendments to Bylaw 20000, Adoption of the Edmonton City Plan.

This application incorporates the changes requested by this motion. The area that was changed in the draft Rabbit Hill District Plan is the area:

- south of 73 Avenue SW (Township Road 510),
- west of Whitemud Creek,
- north of Highway 19 (the City Boundary), and
- east of 197 Street SW (Range Road 260).

Two maps in the Rabbit Hill District Plan were changed from the version of the plan that previously came forward to the May 28 Public Hearing:

- Map 2: Activating and Phasing Growth - the subject area is changed from "Future Growth Area" to "Future Non-Residential Area"
- Map 4: Land Use Concept to 1.25 Million - the subject area is changed from "Agriculture" to "Future Non-Residential Area"

No other changes were made since May 28, 2024.

City Plan Amendment

As per the motion passed at the May 28, 2024 City Council Public Hearing, an amendment to The City Plan is proposed to support the changes made to the Rabbit Hill District Plan. The following amendments are proposed:

- Map 1 - to change the subject area from "Agricultural/Non-Residential" to "Non-residential"
- Map 5 - to change the subject area from "Agricultural/Non-Residential Development" to "New Non-Residential Area"
- Maps 10B, 10C, 10D - to change the subject area from "Future Growth" to "Non-Residential Area"
- Map 11A - to change the subject area from "Future Growth" to "Strategize"
- Maps 11B, 11C, 11D - to change the subject area from "Future Growth" to "Non-Residential Area"

No other amendments to The City Plan are proposed as part of this application. No changes to the City Plan's intentions, goals or policies are proposed.

Site and Surrounding Area

The proposed amendment area encompasses approximately 997 hectares, and is located in the Edmonton Southwest and Edmonton South Central neighbourhoods. The site is bordered by 73 Avenue SW to the north, Whitemud Creek to the east, Highway 19 to the south, and 197 Street SW to the west.

The area is generally undeveloped and used primarily for agricultural purposes. Rabbit Hill Baptist Church, St. John's Lutheran Church, and St. John's Lutheran Cemetery are located in the north central portion of the amendment area.



Site analysis context

Community Insights

Administration did significant public engagement on the Rabbit Hill District Plan as part of the District Planning project in 2021 - 2023. For information on engagement done during the District Planning project, refer to the March 17, 2025, Urban Planning and Economy report UPE02159rev Charter Bylaw 24009 - Rabbit Hill District Plan. The information below is applicable only to the proposed amendment to The City Plan and the changes made to the Rabbit Hill District Plan as a result of the referral motion.

This application was brought forward to the public using a basic approach. This approach was selected because extensive public engagement had already occurred during the District Planning project, and only one response was received from the mailed notice. The basic approach included:

Mailed Notice, December 19, 2024

- Notification radius: Entire Rabbit Hill District Plan area
- Recipients: 617
- Responses: 1
 - In opposition: 1 (100%)

Webpage

- edmonton.ca/districtplanning

Common comments heard

- The proposed change from “Agriculture” to “Future Non-Residential Area” should be amended to “Future Development Area” to provide flexibility.
- Currently there is no demand for additional industrial in the area and future “non residential” demand is uncertain.

Application Analysis

Council Direction

The changes made to the draft Rabbit Hill District Plan since May 28, 2024 and the proposed amendments to The City Plan were completed at the direction of a Council motion.

This application proposes amendments to the area west of the creek to 197 Street SW. Administration recommends this approach for the following reasons:

- Amending this area maintains some of The City Plan’s original intent for the area as agriculture while responding to current market demand and Council direction.
- Industry stakeholders and landowners indicated an interest in the area east of 197 Street SW.
- The area west of 197 Street SW (Range Road 260) is designated for long-term agriculture within the Regional Agriculture Master Plan (RAMP) and the Edmonton Metropolitan Region Growth Plan (EMRGP).

This application makes the necessary changes to support the preparation of statutory plans for non-residential development in the area. The “Future Non-Residential Area” designation used in Rabbit Hill District Plan Maps 2 and 4 indicates that this is an area that will be non-residential, but will require additional planning before development can occur.

The City Plan

This application aligns with The City Plan’s direction to pursue economic development opportunities in the future growth area:

- “Working in partnership with industry and the business community, the City will support efforts to strengthen and diversify Edmonton’s economy by: Strategically pursuing long-term economic development opportunities within the city’s future growth area that benefit Edmontonians and regional partners.” - page 138.
- 3.2.1.2 Enable growth of new and emerging sectors in Edmonton’s non-residential areas.
- 3.3.2 Promote the continuous improvement, evolution and intensification of Edmonton’s non-residential lands.

The City Plan also directs the City to conserve agricultural land and prevent premature fragmentation of agricultural land:

- 5.3.1 Support the conservation of agricultural land to reduce its loss and fragmentation and contribute to economic development and resilience of the food system.

- 5.3.1.4 Prevent premature fragmentation and conversion of agricultural lands for residential and non-residential uses.

This application is aligned with this direction, as it excludes the area west of 197 Street SW (Range Road 260) and maintains this area's Agricultural designation.

This application proposes amendments to nine maps in The City Plan. Maps 1 and 5 depict the area's proposed land use. Maps 10A, 10B, 10C, 10D, 11A, 11B, 11C and 11D provide direction on the timing of development.

Maps 10B, 10C and 10D are proposed to change from showing the subject area as "Future Growth" to "Non-Residential Area" to reflect that this area is expected to develop sometime after the 1.25 million population threshold is reached.

Map 11A: Activation Approach from 1-1.25 Million is proposed to change from showing the subject area as "Future Growth" to "Strategize" in order to signal that this area is intended to be planned during the 1-1.25 million population horizon, indicating that authorization of a new area structure plan in the area may be appropriate.

This application proposes no changes to Map 10A: Anticipated Growth from 1-1.25 Million. The subject area remains identified as "Future Growth" during this population horizon, as this area is not expected to develop before the 1.25 million population threshold is reached.

Maps 11B, 11C and 11D are proposed to change from showing the subject area as "Future Growth" to "Non-Residential Area" to reflect that this area is expected to develop sometime after the 1.25 million population threshold is reached.

District Plans

This application is to adopt the Rabbit Hill District Plan for the subject area. No area specific District Plan is currently in effect for these lands. For more information on the introduction of this District Plan, refer to the March 17, 2025, Urban Planning and Economy report UPE02159rev Charter Bylaw 24009 - Rabbit Hill District Plan.

Mobility

Future planning of the transportation network will be required to facilitate development through subsequent statutory plans (i.e. area structure plan and neighbourhood structure plans). Transportation technical studies will be required with the development of these plans to ensure the transportation network meets the needs of the area, including provisions for a future Transit Centre.

Regional Considerations

This application was circulated to surrounding municipalities, but no comments were received. At the time of writing this report, the Edmonton Metropolitan Region Board (EMRB) has voted to wind down its operations by March 31, 2025. The Minister of Municipal Affairs has subsequently issued a Ministerial Order to rescind the requirement for the EMRB's Regional Evaluation Framework (REF) process.

Utilities Context

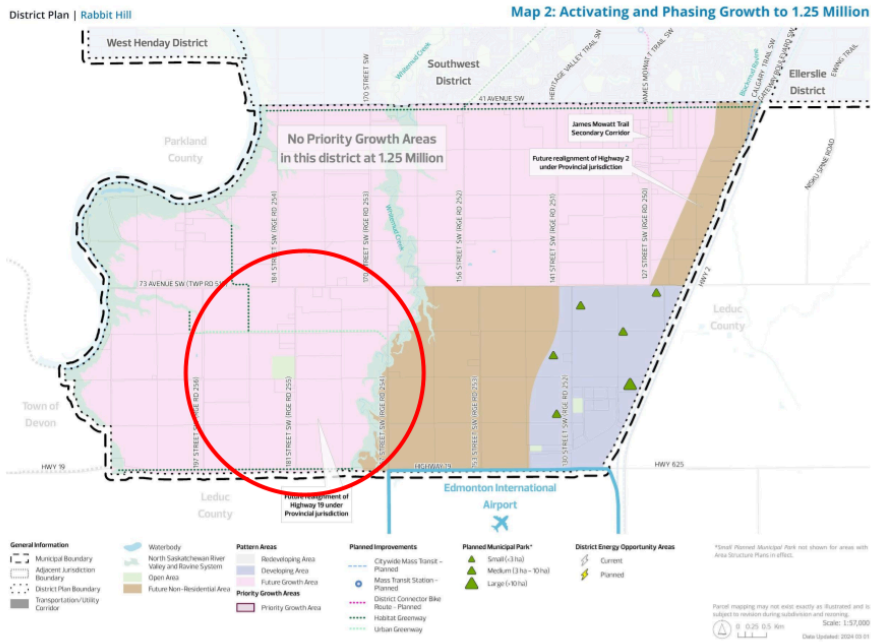
This application proposes adoption and amendment of long range land use planning policy. No utility or servicing analysis has been completed as part of this application. A servicing study for land south of 41 Avenue is currently being scoped by Administration in consultation with the development industry. Detailed servicing and utility planning for the area will occur as part of the development of an area structure plan, following Council's authorization for that work to occur as per The City Plan.

Appendices

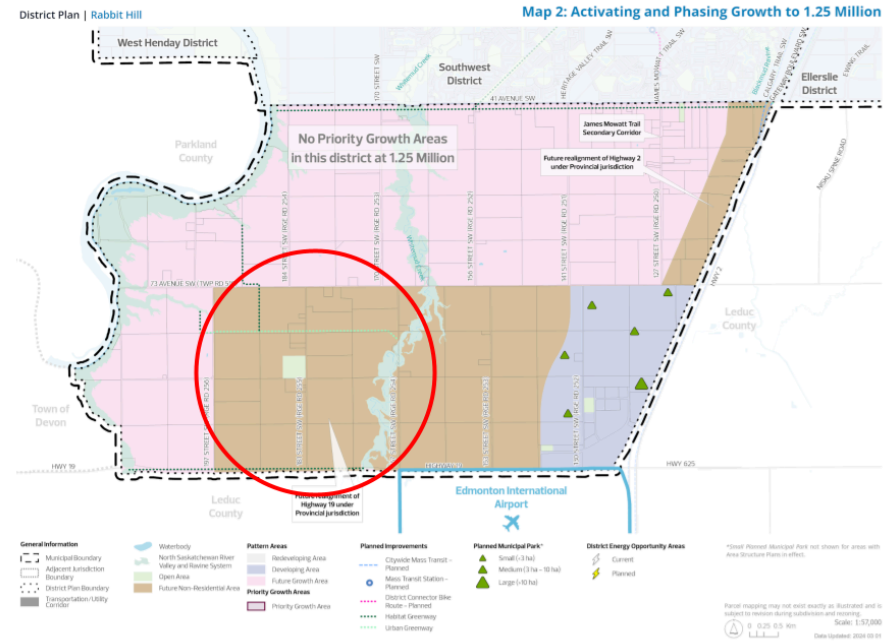
1. Map Changes Overview

Map Changes Overview

Rabbit Hill Map 2: Activating and Phasing Growth to 1.25 Million

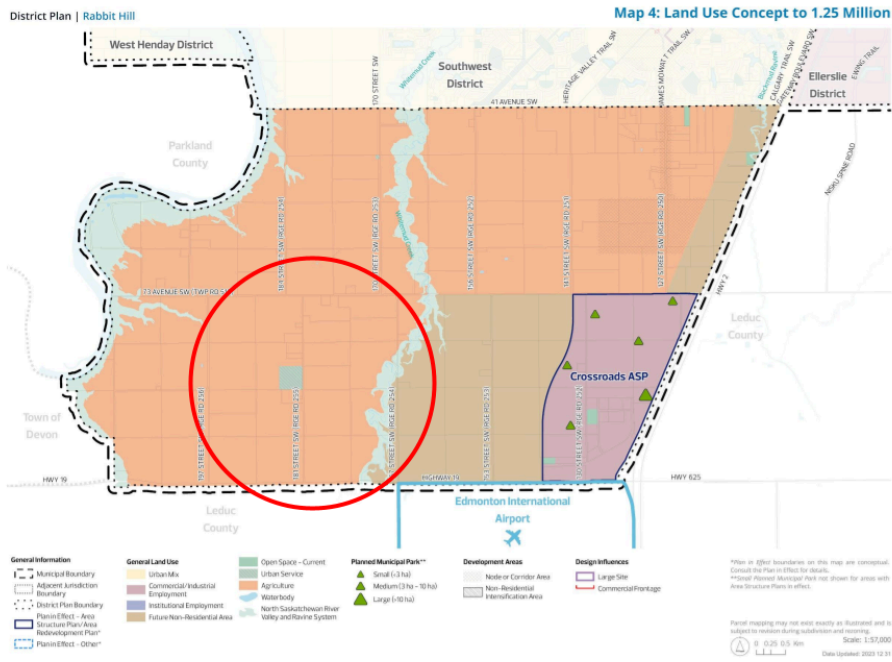


Previous Version: Subject area is shown as "Future Growth Area"

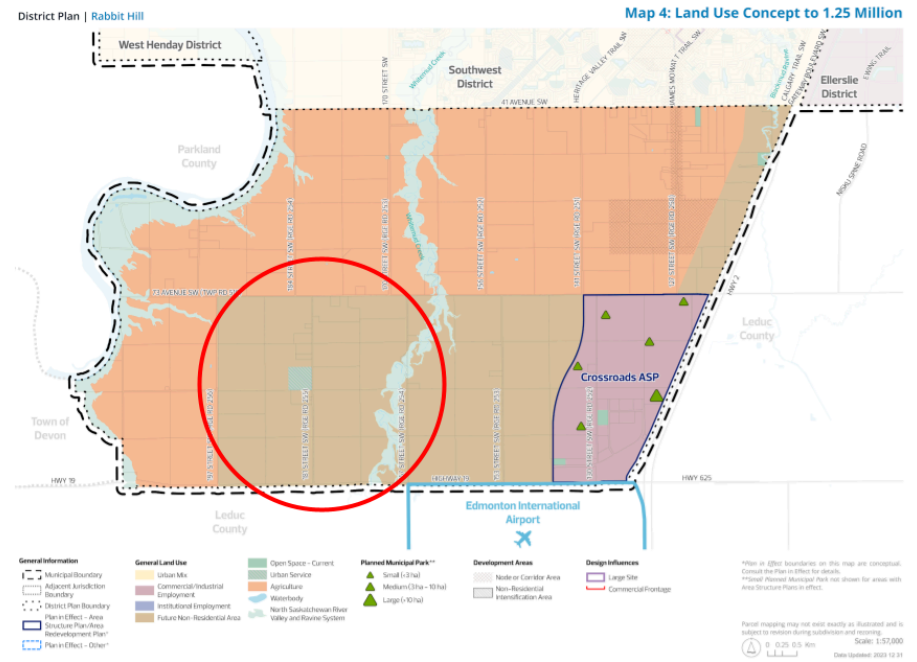


Proposed New Version: Subject area is changed to "Future Non-Residential Area"

Rabbit Hill Map 4: Land Use Concept to 1.25 Million

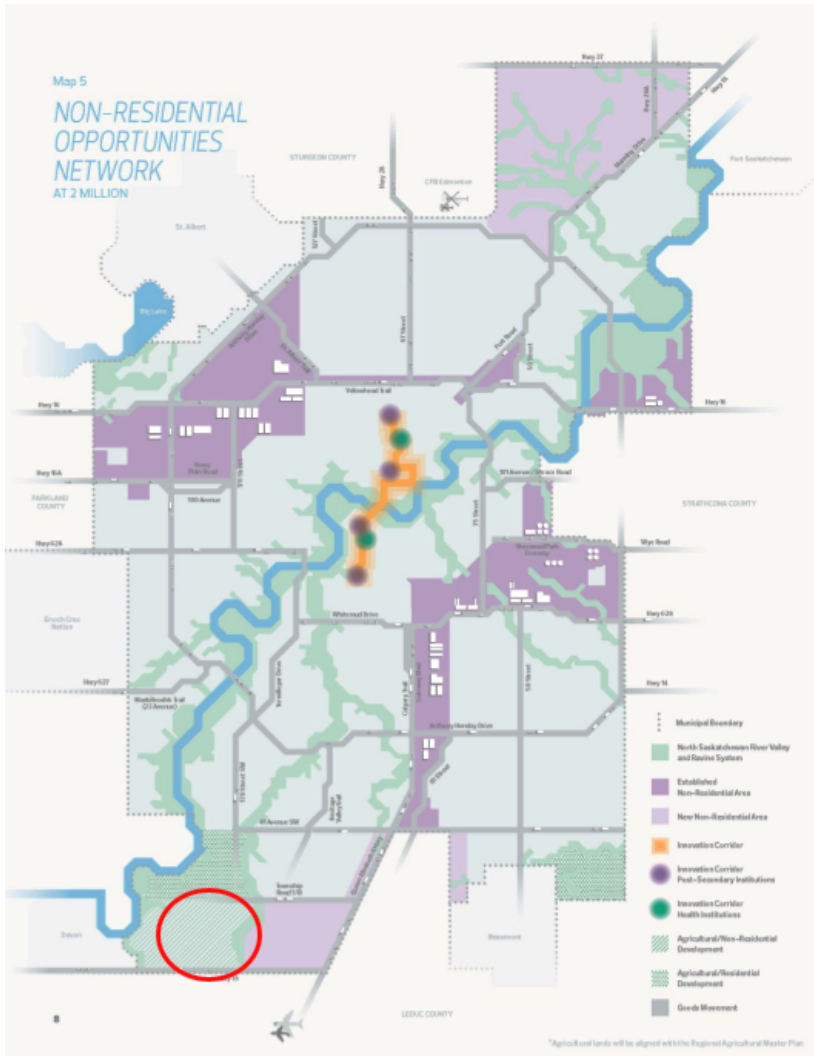


Previous Version: Subject area is shown as "Agriculture"

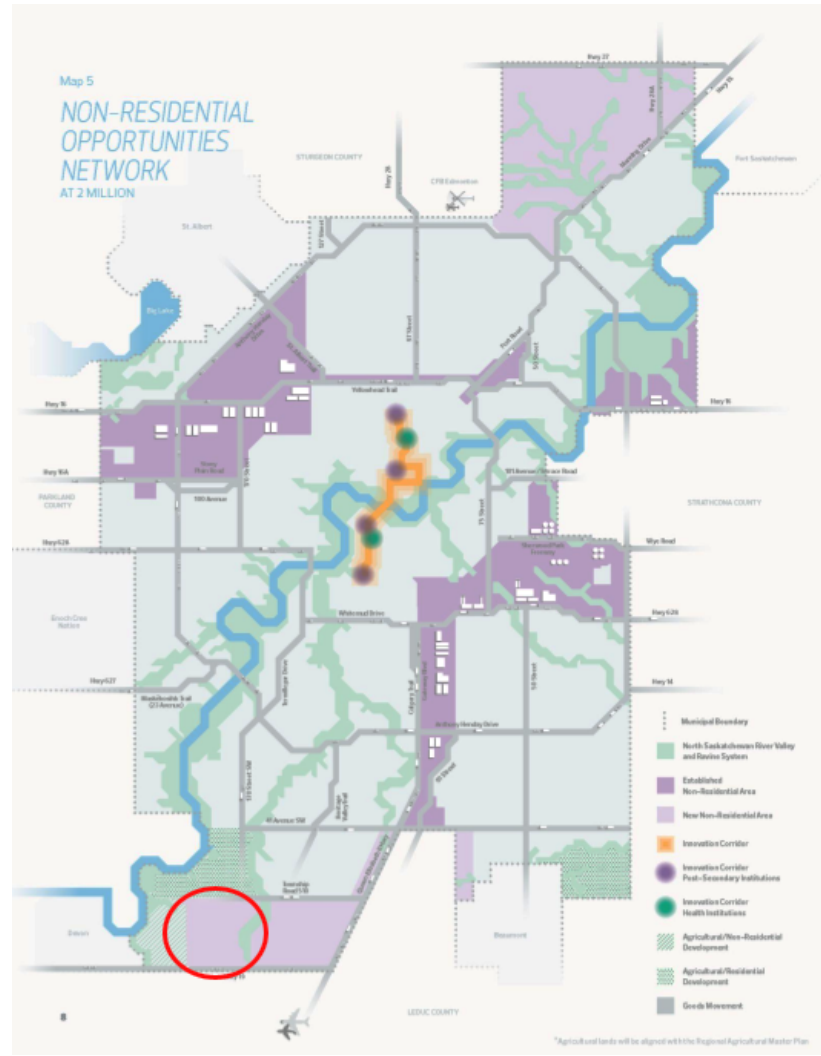


Proposed New Version: Subject area is changed to "Future Non-Residential Area"

City Plan Map 5: Non-Residential Opportunities Network at 2 Million

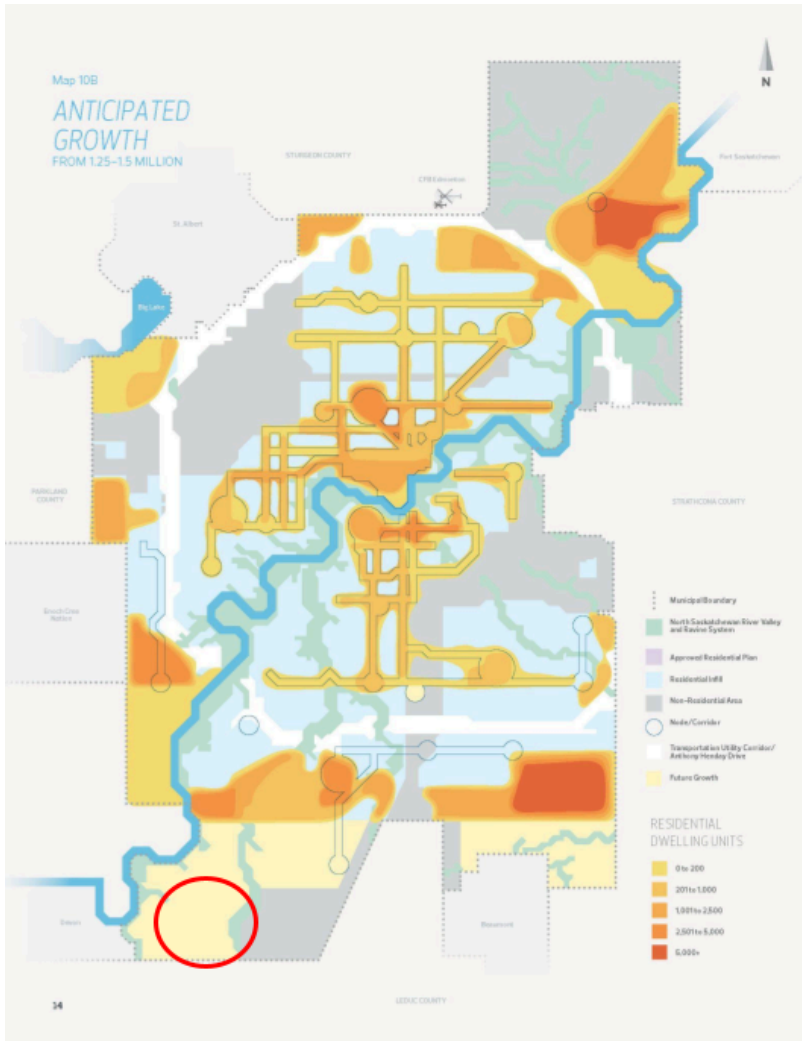


Current Version: Subject area is shown as "Agricultural/Non-Residential"

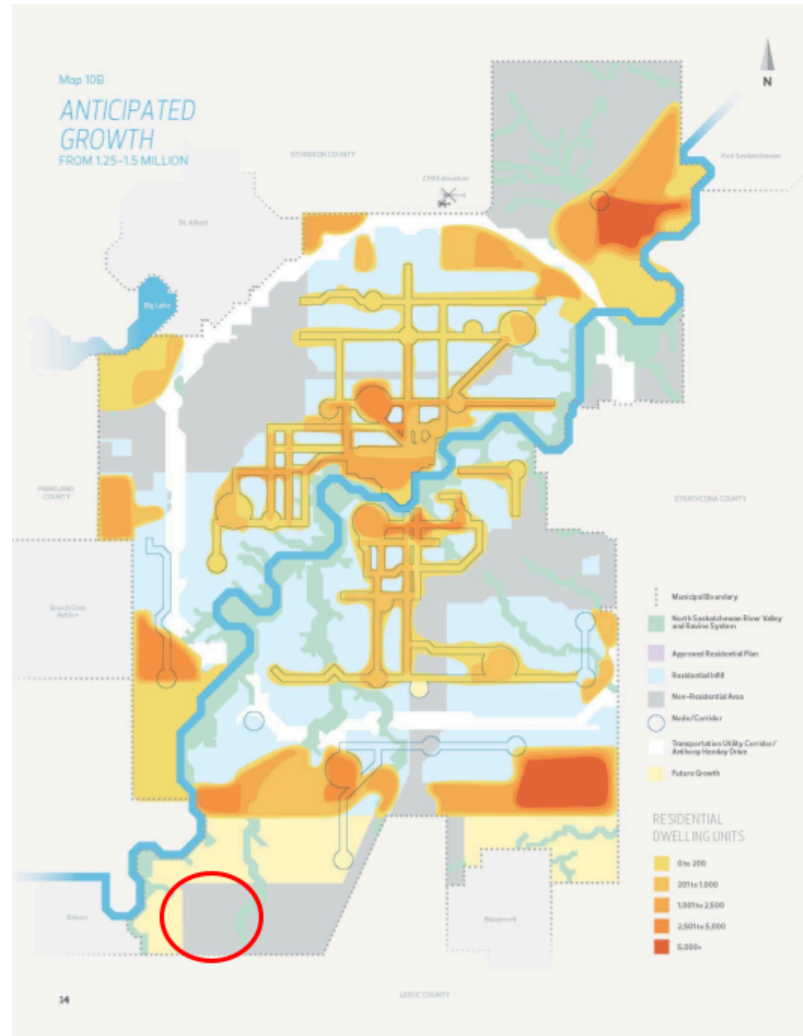


Proposed New Version: Subject area is changed to "New Non-Residential Area"

City Plan Map 10B: Anticipated Growth from 1.25-1.5 Million

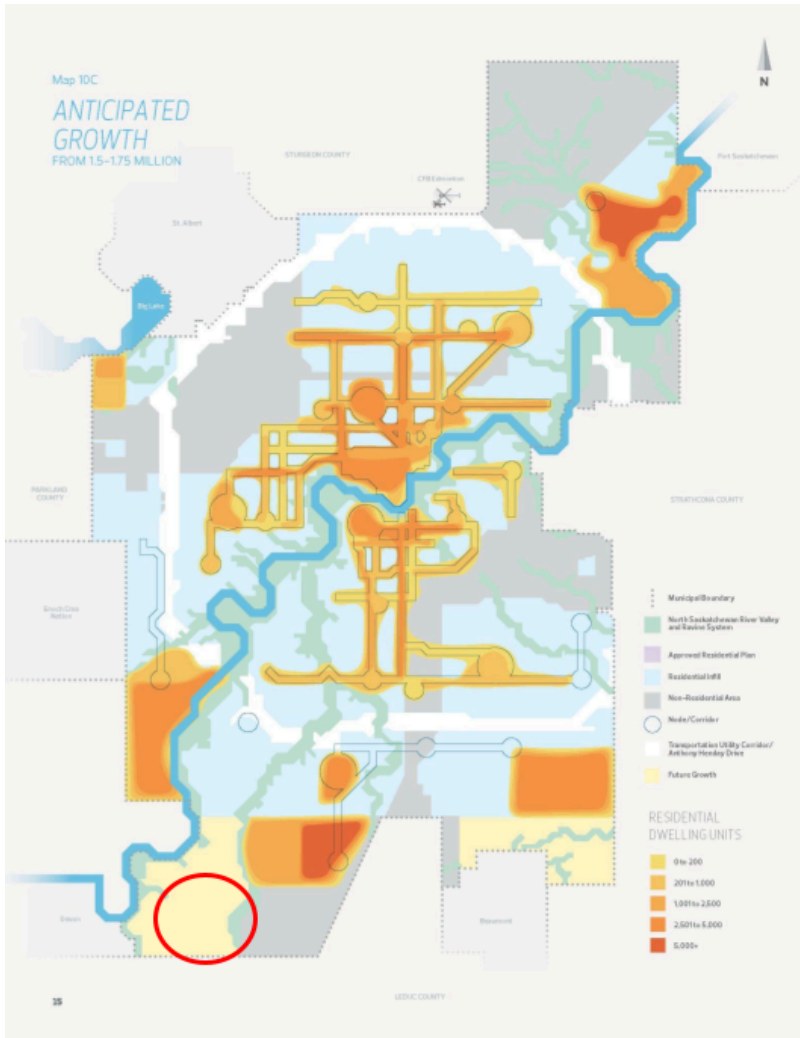


Current Version: Subject area is shown as "Future Growth"

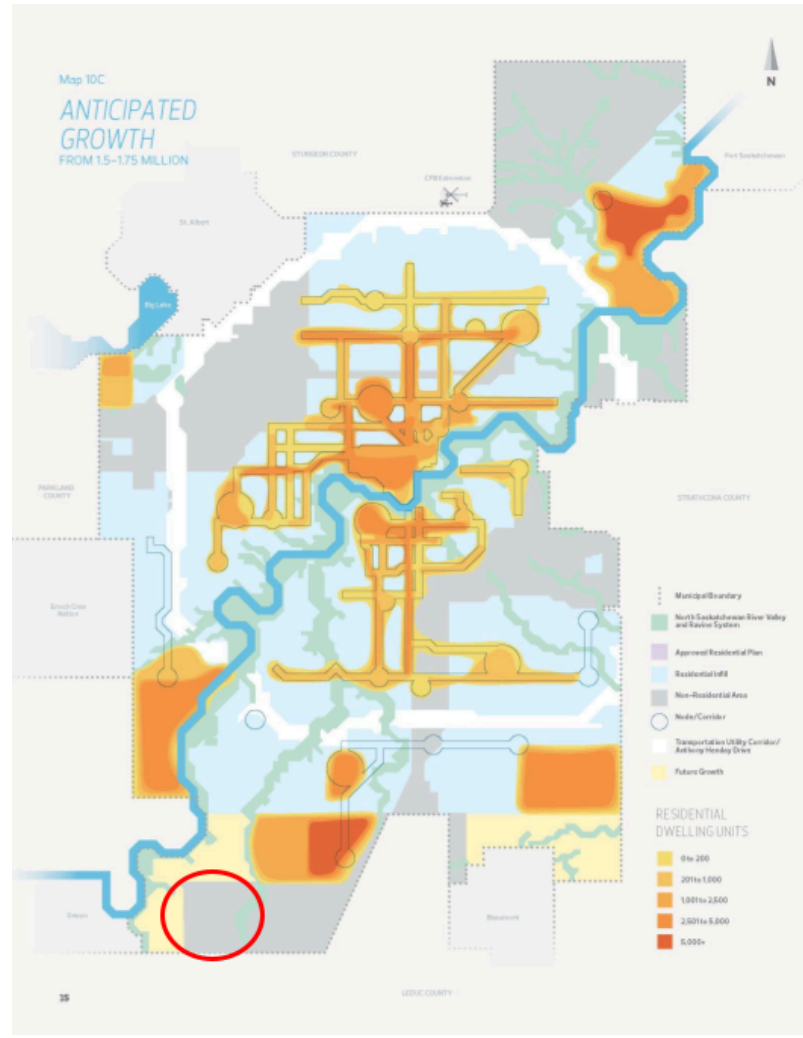


Proposed New Version: Subject area is changed to "Non-Residential Area"

City Plan Map 10C: Anticipated Growth from 1.5-1.75 Million

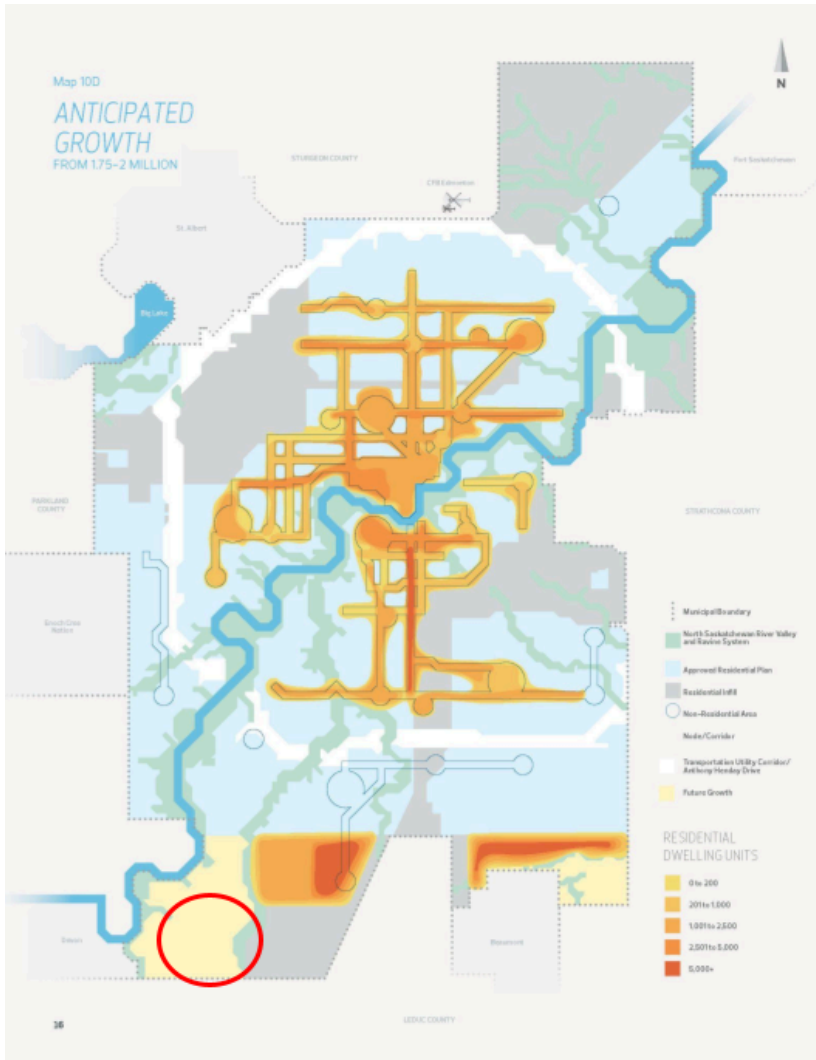


Current Version: Subject area is shown as "Future Growth"

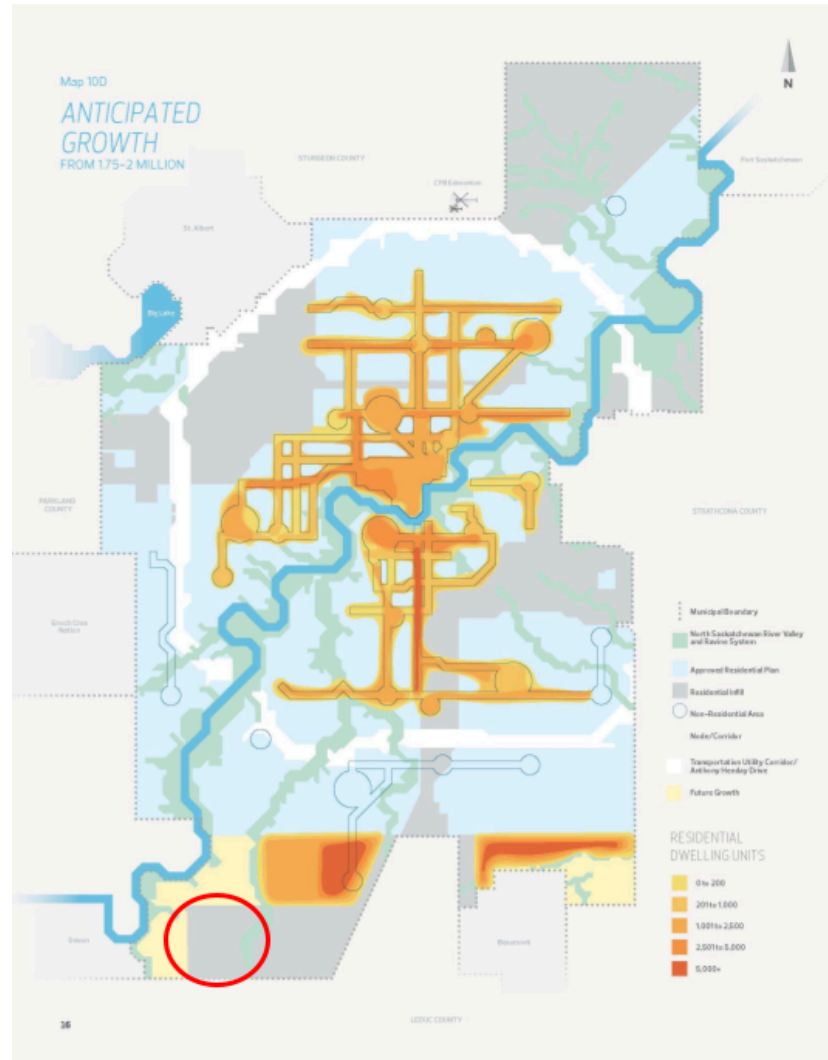


Proposed New Version: Subject area is changed to "Non-Residential Area"

City Plan Map 10D: Anticipated Growth from 1.75-2 Million

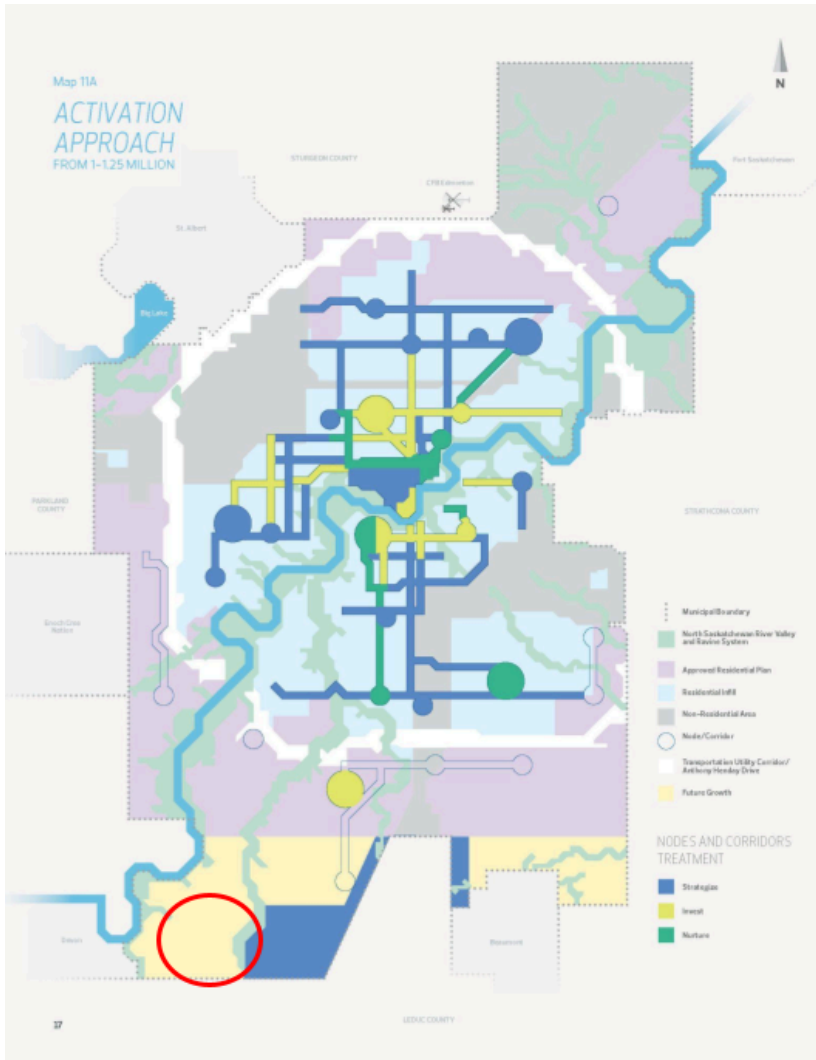


Current Version: Subject area is shown as "Future Growth"

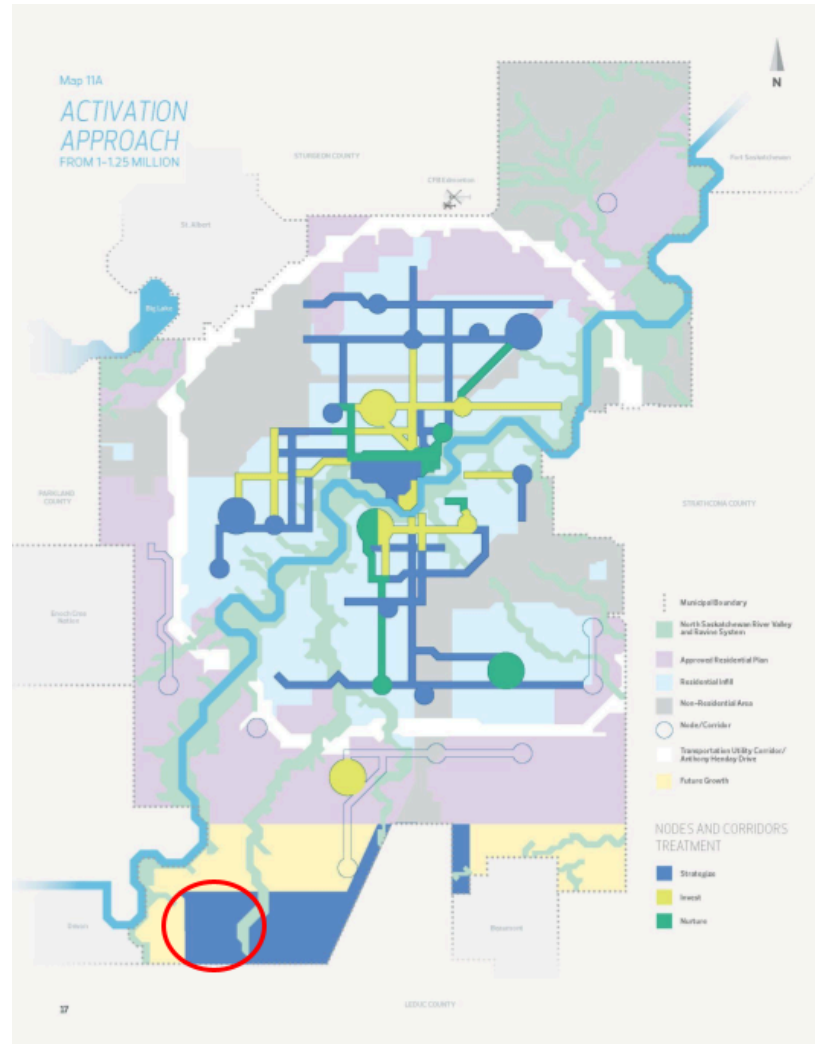


Proposed New Version: Subject area is changed to "Non-Residential Area"

City Plan Map 11A: Activation Approach from 1-1.25 Million

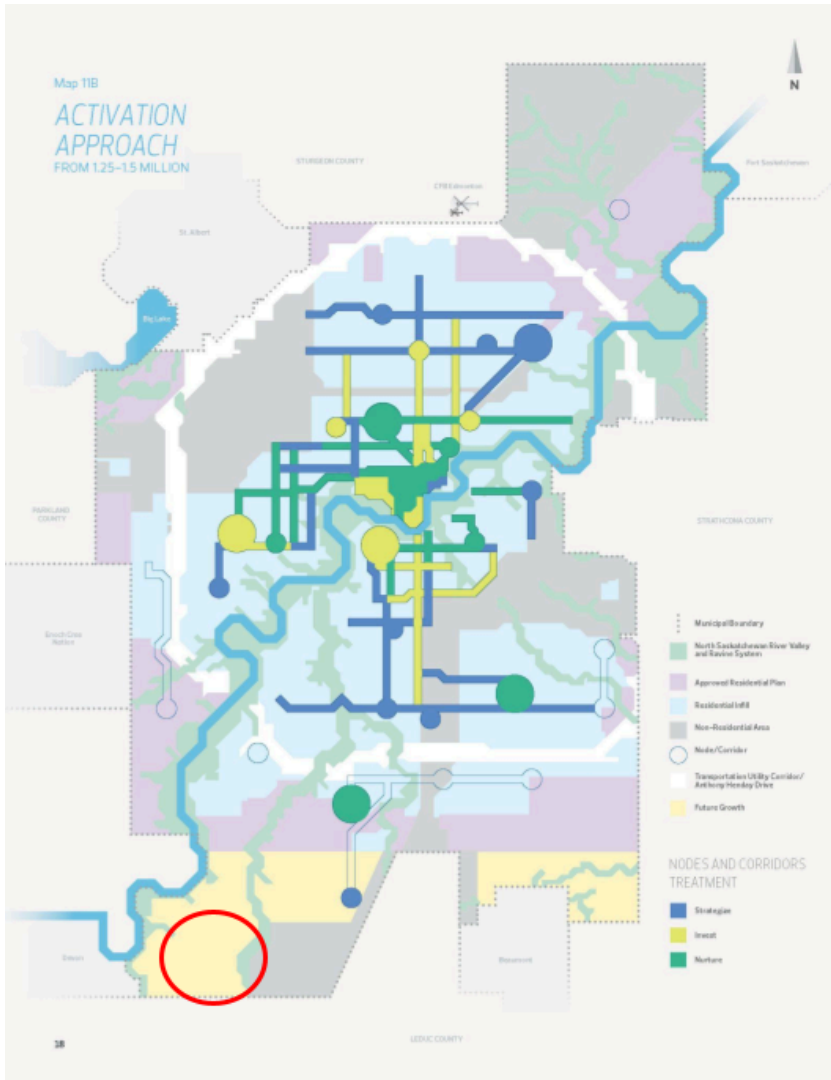


Current Version: Subject area is shown as "Future Growth"

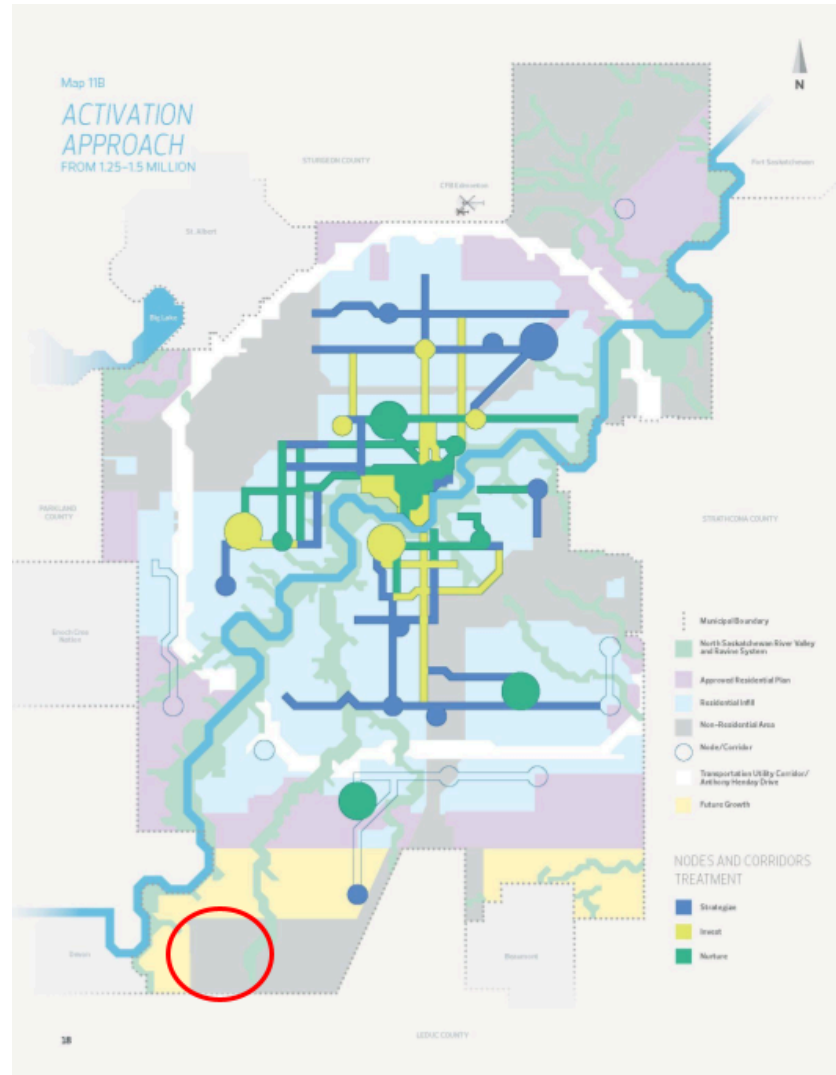


Proposed New Version: Subject area is changed to "Strategize"

City Plan Map 11B: Activation Approach from 1.25-1.5 Million

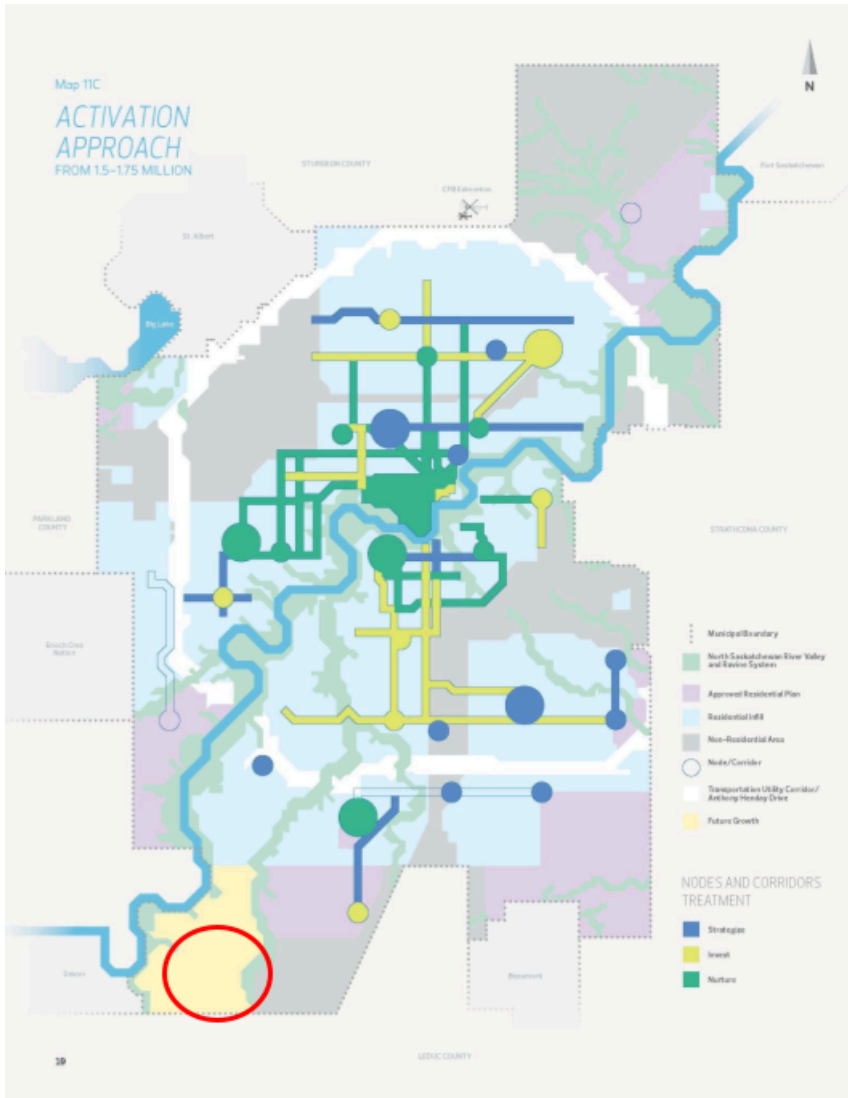


Current Version: Subject area is shown as "Future Growth"

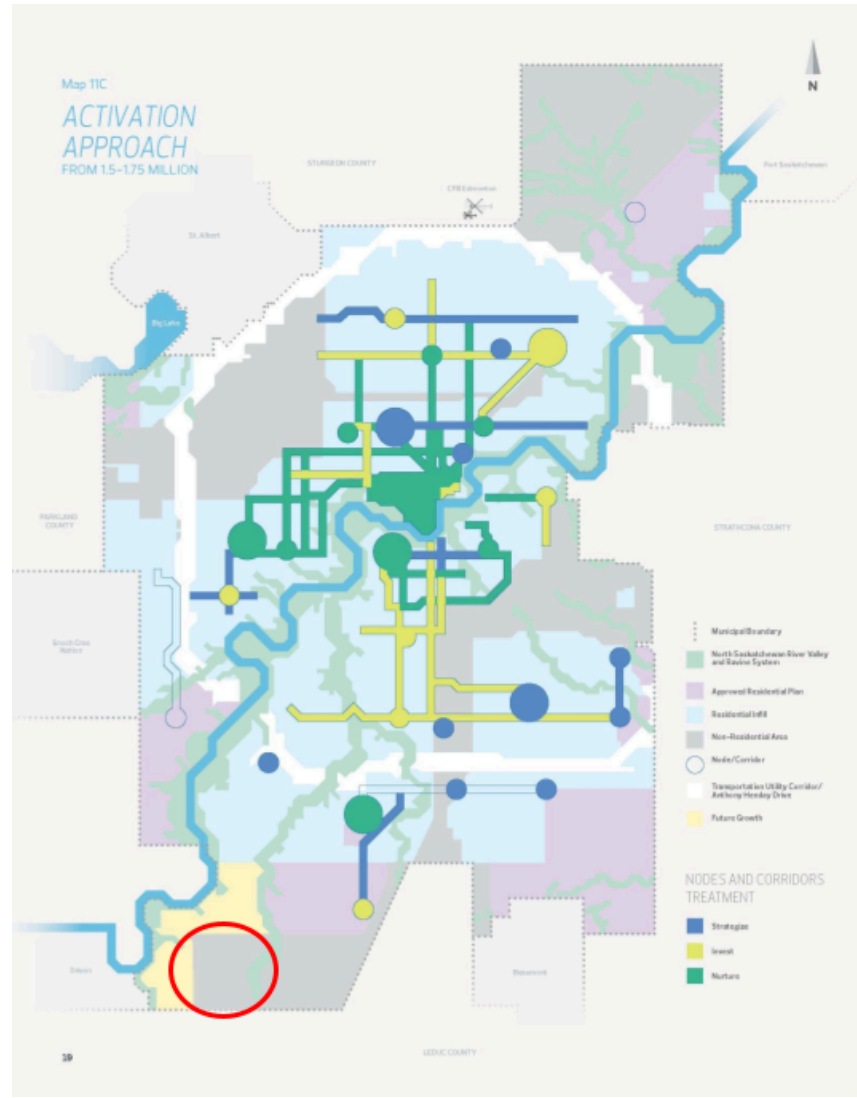


Proposed New Version: Subject area is changed to "Non-Residential Area"

City Plan Map 11C: Activation Approach from 1.5-1.75 Million

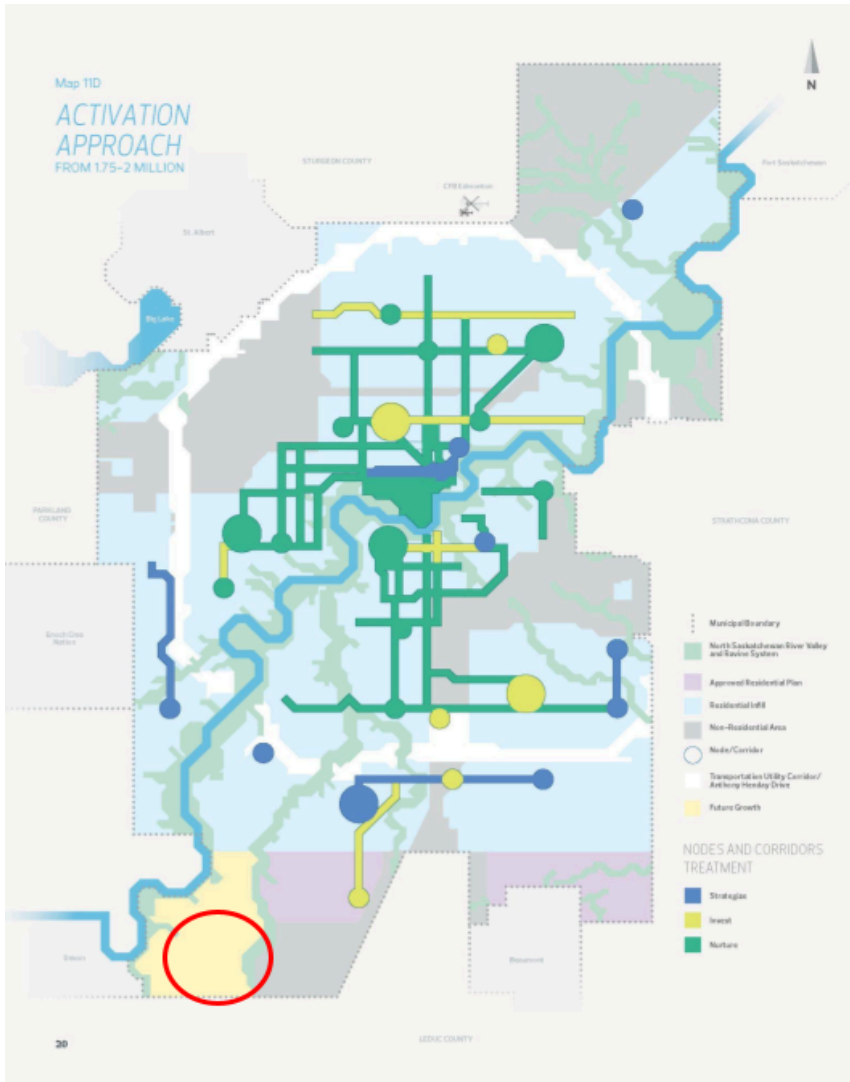


Current Version: Subject area is shown as "Future Growth"

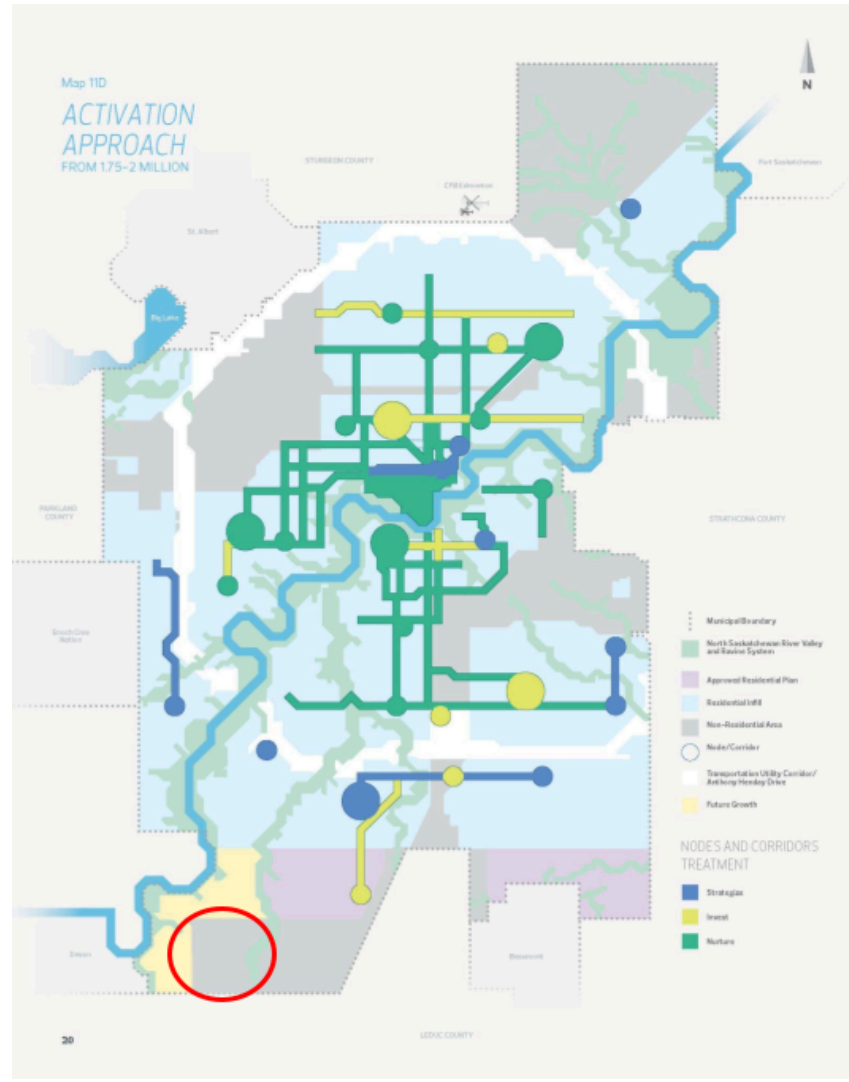


Proposed New Version: Subject area is changed to "Non-Residential Area"

City Plan Map 11D: Activation Approach from 1.75-2 Million



Current Version: Subject area is shown as "Future Growth"



Proposed New Version: Subject area is changed to "Non-Residential Area"