

# 100 Avenue Planning Study, the Britannia/Youngstown Neighbourhood Planning Study and the Newman's Resolution

## Recommendation:

1. Repeal the Britannia/Youngstown Neighbourhood Planning Study.
2. Repeal the 100 Avenue Planning Study.
3. Repeal the resolution passed on September 9, 1980, which states that: "Whereas the large majority of home owners have previously expressed a strong desire to remain single family area, therefore, I move that the area from the lane west of 149 Street to the lane east of 156 Street between 95 Avenue and 100 Avenue remain RF-1, which is the equivalent zoning to what presently exists in the area", also known as the "Newman's Resolution".

## Position of Administration

Administration supports this Resolution.

## Report

The Jasper Place Area Redevelopment is being advanced for City Council's consideration under Bylaw 17620. The plan provides direction for change and growth over the next 15-20 years and supports Edmonton's vision to create more compact, livable and sustainable communities. The 100 Avenue Planning Study, Britannia / Youngstown Neighbourhood Planning Study and Newman's Resolution provide a similar level of detail and guidelines as the proposed Area Redevelopment Plan. In order to avoid conflicting land use direction at the local level, it is recommended that these existing studies and resolutions be rescinded.

## Policy

This Resolution supports Edmonton's Municipal Development Plan, *The Way We Grow*. The Resolution is part of adopting of the Jasper Place Area Redevelopment Plan, which supports change and growth in Edmonton's established neighbourhoods as set out in Policy 3.5. The Resolution also ensures clear land use direction is provided in established neighbourhoods, as set out in Policy 3.5.1.4.

## Corporate Outcomes

The Resolution supports the corporate outcome "Edmonton is attractive and compact" as repealing the existing studies and resolution will ensure clear land use direction is provided through the Jasper Place Area Redevelopment Plan.

## Public Consultation

Consultation on this Resolution has been part of the wider Jasper Place Area Redevelopment Plan process (see Bylaw 17260). The first draft of the Jasper Place

## Resolution

released in June 2014 noted that existing plans, studies and resolutions in the area, including the 100 Avenue Planning Study, Britannia/Youngstown Neighbourhood Planning Study, and the Newman's Resolution, would no longer be in effect after the adoption of the Jasper Place Area Redevelopment Plan. This information was also included in the second draft released to the public in February 2015 and is included in the final draft. Some residents expressed the desire to retain the Newman's Resolution. No other comments on the existing plans were received.

A portion of the 100 Avenue Planning Study falls outside of Jasper Place and covers the area between 149 Street, 147 Street, 100 Avenue and Summit Drive/Stony Plain Road in the Crestwood neighbourhood. Notices were sent to affected property owners and the Crestwood Community League in November 2014 and again in June 2015. No concerns were received.

### **Justification of Recommendation**

1. The proposed Jasper Place Area Redevelopment Plan covers the area within the Britannia/Youngstown Neighbourhood Planning Study. Repealing the study will ensure there is no conflicting direction on land use for same area of land
2. The proposed Jasper Place Area Redevelopment Plan covers the area within the 100 Avenue Planning Study. Repealing the student will ensure there is no conflicting direction on land use for the same area of land.
3. The proposed Jasper Place Area Redevelopment Plan covers the area within the "Newman's Resolution". Repealing the resolution will ensure there is no conflicting direction on land use for the same area of land.