

## HIGHWAY 19 NEIGHBOURHOOD STRUCTURE PLAN COUNCIL AUTHORIZATION

### Recommendation

That Urban Planning Committee recommend to City Council:

That a new industrial statutory plan be prepared for land generally bounded by 73 Avenue SW to the north, Whitemud Creek to the east, Highway 19 to the south and 197 Street SW to the west.

<b>Requested Action</b>	Council decision required
<b>ConnectEdmonton's Guiding Principle</b>	<b>ConnectEdmonton Strategic Goals</b>
<b>CONNECTED</b> This unifies our work to achieve our strategic goals.	<b>Urban Places</b>
<b>City Plan Values</b>	THRIVE
<b>Corporate Business Plan</b>	Transforming for the future
<b>Council Policy, Program or Project Relationships</b>	<ul style="list-style-type: none"> <li>• The City Plan</li> <li>• District Planning</li> <li>• Industrial Investment Action Plan</li> </ul>
<b>Related Council Discussions</b>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

### Executive Summary

- To comply with policy direction 2.3.2.2 of The City Plan, Administration is seeking authorization from Council to allow the preparation of a new statutory plan to enable the development of an industrial area north of Highway 19.
- The subject lands are located in the undeveloped area of the Rabbit Hill District Plan in southwest Edmonton.

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- The new plan will help achieve the goals and policies of The City Plan to maintain the land supply necessary to support continued industrial growth.
- Should Council provide authorization, the applicant will prepare and submit a draft plan and supporting technical documents. Following a review by Administration, including engagement with the public, a bylaw will be scheduled for a decision by City Council at a public hearing.

## REPORT

### Area Context

Located in the undeveloped Rabbit Hill District in southwest Edmonton, the subject lands are approximately 1,040 hectares in size. The area is bounded by 73 Avenue SW to the north, Whitemud Creek to the east, Highway 19 to the south and 197 Street SW to the west as outlined in Attachment 1 - Map of Subject Area.

### Council Authorization

Administration has received a request seeking authorization from Council to prepare a statutory plan to enable the development of this land as an industrial area. Policy 2.3.2.2 of The City Plan directs that Council's authorization is required prior to the preparation of any new statutory plan.

### Statutory Plan Authority

The *Municipal Government Act* (MGA) provides direction for the preparation of an Area Structure Plan (ASP) for adoption by Council by bylaw. The purpose of adopting an ASP is to provide a framework for subsequent zoning, subdivision and development of an area of land. Under the MGA, an ASP must:

- Be consistent with the Municipal Development Plan (The City Plan).
- Describe proposed land uses, densities, major transportation routes, public utilities and the sequencing of development.
- Consider any other matter that may be deemed to be necessary by Council.

The applicant is seeking to prepare a Neighbourhood Structure Plan (NSP) for this area. An NSP is not explicitly contemplated by the MGA, but is a type of ASP that includes refined neighbourhood-level planning. In addition to the requirements outlined above, an NSP describes the general pattern of development at the neighbourhood level as follows:

- Designates the type and location of land uses.
- Defines a design vision.
- Establishes a mobility network.
- Identifies the location, size and configuration of parks, open-space systems and natural areas.
- Provides general servicing schemes and a staging pattern for development.

The adoption of an NSP then informs future or concurrent rezonings and subdivisions within the neighbourhood, in preparation for development.

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### Statutory Plan Process

Following authorization by Council, Administration expects an NSP application, which will include a variety of supporting technical studies that provide assessments of the plan area related to land use, mobility, utilities, drainage, open space and ecology, among others. Once submitted, Administration will undertake a review of this information to:

- Assess impacts and mitigation measures to surrounding land uses and infrastructure.
- Provide public engagement opportunities to assess insights from surrounding residents.
- Ensure development enabled by the plan is in alignment with the goals and objectives of The City Plan and Rabbit Hill District Plan.

Once Administration's review is complete, a bylaw will be scheduled for a decision by City Council at a public hearing. A high-level analysis of expected costs and revenues associated with the development of the new neighbourhood will be included for Council's consideration.

### Policy

The preparation of a statutory plan north of Highway 19 is supported by the goals and policies of The City Plan to maintain the land supply necessary to support continued industrial growth. The new plan will help achieve the Big City Move "Catalyze and Converge" by holding 70 per cent of total regional employment in Edmonton.

### Community Insight

Public engagement plays an important role in the statutory plan-making process. The process requires several engagement opportunities including, but not limited to:

- Engagement with surrounding landowners by the applicant prior to a formal application being submitted to Administration.
- Once a formal application is submitted, Administration will also conduct public engagement with surrounding residents.
- The feedback received will be considered during the planning analysis to ensure the review of the application considers local context and is as complete as possible.
- A summary of public feedback will be included with Administration's planning report accompanying the bylaw for Council to consider, prior to making a decision.

Edmontonians will also have the opportunity to provide feedback directly to Council by speaking at the public hearing or sending correspondence in advance of Council's decision on the bylaw.

### GBA+

Once the NSP application is submitted, Administration will apply a GBA+ lens through public engagement and through the review of the NSP document and technical studies. Administration will undertake a variety of equity measures during public engagement including:

- Notification of engagement opportunities will be sent to surrounding properties (including tenants) and community leagues.

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- Notification of engagement opportunities will include the most commonly spoken languages in Edmonton, which are Cree, Tagalog, Chinese (traditional), Punjabi, Spanish, French and English.
- In-person engagement events to be held at a location with barrier-free access to ensure safe access for those with mobility issues.
- Online engagement opportunities will be available for those who cannot attend in person.

Administration will incorporate the following equity considerations during the review of the NSP document and technical studies:

- Assess how the mobility and active transportation network allows opportunities for all modes of travel.
- Require safe, convenient and direct access to transit.
- Support housing choice by encouraging a diversity of housing types throughout the neighbourhood.
- Determine how the distribution of park spaces provides equitable access to all employees within the industrial area and accommodates an appropriate diversity of park types for different users and interests.

### Environment and Climate Review

The preparation of a new neighbourhood plan will include the following environment and climate considerations:

- Retained natural areas, ecological corridors and low-impact development can help mitigate the impact of severe flooding events and create habitats for birds, mammals, insects and fungi.
- A strong active transportation network has the potential to reduce vehicle traffic, resulting in lower community greenhouse gas emissions and improved local air quality.

Efficient land use enables compact development and increased density, which is associated with lower greenhouse gas emissions.

### Attachment

1. Map of Subject Area