District Planning

Area Plans proposed to be Repealed, Amended or Retained
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Introduction

This document provides an overview of the District Planning project's process and considerations for proposed area plan repeals, amendments and retainments. It also includes a summary of the area plans proposed to be repealed, amended or retained for each district.

Importance of This Work

The City Plan has put the need to simplify our policy landscape into sharper focus. District Planning seeks to update and simplify Edmonton's planning system as our city grows to 1.25 million people and beyond. We have well over a hundred area plans that vary in complexity, many of which are out of date, which has resulted in the following:

+ Frequent amendments to area plans so they are up to date with current policy or development practice
+ Less predictability for residents and landowners as area plan policies become out of date and conflict with higher order plans like The City Plan
+ Delays or risk of not achieving city-building outcomes because policies become out of date and conflict with The City Plan

District plans will contain the most current directions from The City Plan. As Edmonton transitions from over a hundred area plans to 15 district plans, Edmonton's planning system will become more predictable, efficient and effective so it can direct and inform Edmonton's long-term growth and development.

Area Plan Review Process

The City has reviewed every area plan and has recommended which plans can be repealed, amended or retained is based on the following questions:

+ Has planned parkland been registered in the City's inventory? – If yes, the plan is eligible for repeal.
+ Is the zoning in place as intended by the area plan? – If yes, the plan is eligible for repeal.
+ Would the proposed repeal of an area plan result in complex or a significant number of policies needing to be added to a district plan? – If not, the plan is not recommended for repeal.
Area plans eligible for repeal are closely looked at and recommendations to retain the policy direction in the district plan or not is based on the following rationales:

<table>
<thead>
<tr>
<th>Rationale to Retain a Policy</th>
<th>Rationale to NOT Retain a Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>+ <strong>Continued Relevance:</strong> policy provides specific guidance that aligns with The City Plan and has not yet been actioned.</td>
<td>+ <strong>Achieved/Completed:</strong> policy has been fulfilled.</td>
</tr>
<tr>
<td>+ <strong>Beyond the 1.25 Million Horizon:</strong> policy provides guidance for something that will be achieved past the 1.25 million population horizon.</td>
<td>+ <strong>Supported through other City Mechanisms:</strong> policy is addressed in another way like a Zoning Bylaw regulation or another city policy, practice or process.</td>
</tr>
<tr>
<td>+ <strong>Exceeding the District General Policy:</strong> policy provides specific guidance at the local level that aligns with The City Plan vision.</td>
<td>+ <strong>Included/Addressed by the City Plan, the DGP or the District Plan:</strong> policy is similar to what is proposed in the District General Policy and/or is covered under the City Plan or district plan directly.</td>
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<tr>
<td>+ <strong>Not Aligned with The City Plan:</strong> policy does not support The City Plan vision or directives.</td>
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</tr>
<tr>
<td>+ <strong>Content not Typically Addressed in Recent Geographic Plans:</strong> policy is related to community organising, transit routes or implementation direction.</td>
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</tr>
<tr>
<td>+ <strong>Outdated Work Plan Item:</strong> policy directs for a study or direction for additional work by Administration which is no longer relevant or feasible.</td>
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<tr>
<td>+ <strong>Administrative Clean-Up:</strong> policy is in relation to planning documents, zones, processes no longer in use or relevant.</td>
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Plans recommended for repeal may include a recommendation to amend a retained plan. The most common example would be a recommendation to amend an ASP to remove the NSP from the ASP boundary.

**Area Plans or Retained Policies Included in District Plans**

Table 4.1 - *District Specific Policy Table* of the district plan includes a reference to consult area plans recommended for retention or amendment.

Repealed or retained plans and policies may also inform a district plan’s maps. Examples of mapping layers informed (in whole or in part) by area plans and policies are as follows:

- General Land Uses
- 2 Million Node and Corridor Boundary
- Node and Corridor - Intensification Area
- Non-Residential - Intensification Area
- Large Sites
- Local Nodes
- Commercial Frontage
- Habitat Greenways and Urban Greenways
- Open Space - Other
- Mass Transit Plaza - Planned to 1.25 Million
- Pedestrian Priority Area
- Pedestrian Connection - Planned to 1.25 Million
- Local Connector Bike Route (previously approved) - Planned to 1.25 Million
- Heritage Character Areas - Municipal

**District Maps**

The following pages include a summary list of the area plan proposed to be repealed, amended or retained. For districts with a proposed area plan amendment, the maps do not should the proposed ASP amendments including those resulting from NSP repeals. Guidelines or studies proposed for repeal are also not shown on the maps.
118 Avenue District

Area Plans Proposed for Repeal

+ CN Intermodal Facility Area ARP
+ Yellowhead Corridor ASP

Area Plans Proposed for Retention

+ City Centre ARP
+ Exhibition Lands
+ Stadium Station ARP
Central District

Area Plans Proposed for Repeal

+ Boyle Street / McCauley ARP
+ Oliver ARP
+ Riverdale ARP
+ West-Ingle ARP
+ Yellowhead Corridor ASP

Area Plans Proposed for Retainment

+ 104 Avenue Corridor ARP
+ Central McDougall / Queen Mary Park
+ Capital City Downtown Plan
+ Rossdale ARP
+ Stadium Station ARP
+ The Quarters Downtown ARP
Ellerslie District

<table>
<thead>
<tr>
<th>Area Plans Proposed for Repeal</th>
<th>Area Plans Proposed for Amendment</th>
<th>Area Plans Proposed for Retainment</th>
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<tbody>
<tr>
<td>+ Calgary Trail Land Use Study</td>
<td>+ Ellerslie ASP</td>
<td>+ North Decoteau NSP</td>
</tr>
<tr>
<td>+ Ellerslie NSP</td>
<td></td>
<td>+ Charlesworth NSP</td>
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<td></td>
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<td>+ Decoteau ASP</td>
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<td></td>
<td>+ Mattson NSP</td>
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<td></td>
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<td>+ Meltwater NSP</td>
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<td></td>
<td></td>
<td>+ Southeast ASP</td>
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<td></td>
<td></td>
<td>+ The Orchards at Ellerslie NSP</td>
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Horse Hill District

Area Plans Proposed for Retainment

+ Edmonton Energy and Technology Park ASP
+ Horse Hill ASP
+ Horse Hill Neighbourhood 1A NSP
+ Marquis NSP
Jasper Place District

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<tr>
<th>Area Plans Proposed for Repeal</th>
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<tbody>
<tr>
<td>+ Kinokamau Plains ASP</td>
<td>+ Jasper Place ARP</td>
</tr>
<tr>
<td>+ Mistatim ASP</td>
<td>+ Place LaRue West NASP</td>
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<tr>
<td>+ Northwest Industrial OP</td>
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<td>+ Yellowhead Corridor ASP</td>
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Mill Woods and Meadows District

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<tr>
<td>+ Calgary Trail Land Use Study Study</td>
<td>+ The Meadows ASP</td>
<td>+ Aster NSP</td>
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<tr>
<td>+ Larkspur NSP</td>
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<td>+ Laurel NSP</td>
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<tr>
<td>+ Silver Berry NSP</td>
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<td>+ Maple NSP</td>
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<tr>
<td>+ South Industrial Area OP</td>
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<td>+ Mill Woods Station ARP</td>
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<tr>
<td>+ Wild Rose NSP</td>
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<td>+ Tamarack NSP</td>
</tr>
</tbody>
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District Planning Area Plans proposed to be Repealed, Amended or Retained
Northeast District

Area Plans Proposed for Repeal
+ Belvedere Station ARP
+ Casselman Steele Heights District OP
+ Ebbers NASP
+ Fort Road Old Town Master Plan
+ Fort Road Old Town Master Plan Implementation Report
+ Fraser NASP
+ Hollick Kenyon NSP
+ Kennedale Industrial ASP
+ Yellowhead Corridor ASP
+ Yellowhead Corridor East Design Guidelines

Area Plans Proposed for Amendment
+ Edmonton North ASP
+ Pilot Sound ASP

Area Plans Proposed for Retainment
+ Aurum Industrial Business Park ASP
+ Clareview Town Centre NASP
+ Crystallina Nera West NSP
+ Crystallina Nera East NSP
+ Cy Becker NSP
+ Gorman NSP
+ McConachie NSP
+ Schonsee NSP
Northwest District

Area Plans Proposed for Repeal
+ Castle Downs Outline Plan (Baranow Area)
+ Mistatim ASP
+ Yellowhead Corridor ASP

Area Plans Proposed for Amendment
+ Edmonton North ASP
+ Palisades ASP

Area Plans Proposed for Retainment
+ Albany NSP
+ Canossa NSP
+ Carlton NSP
+ Castle Downs Extension ASP
+ Eaux Claires NSP
+ Edmonton North ASP
+ Goodridge Corners NASP
+ Griesbach NASP
+ Hudson NSP
+ Klarvatten NSP
+ Rampart Industrial ASP
+ Rapperswill NSP
Rabbit Hill District

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<tr>
<td>+ Calgary Trail Land Use Study</td>
<td>+ Crossroads ASP</td>
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Scona District

Area Plans Proposed for Repeal
+ 109 Street Corridor ARP
+ Calgary Trail Land Use Study
+ Garneau ARP
+ Strathcona ARP
+ Strathcona Junction ARP

Area Plans Proposed for Retainment
+ 109 Street Streetscape Design
+ Envision 109 Streetscape Design Vision
+ McKernan / Belgravia Station ARP
## Southeast District

### Area Plans Proposed for Repeal
- Cloverdale ARP
- Urban Design Strategy for Cloverdale
- Southeast Industrial OP

### Area Plans Proposed for Retainment
- Maple Ridge Industrial ASP
- Pylypow Industrial ASP
Southwest District

Area Plans Proposed for Repeal
+ Allard NSP
+ Calgary Trail Land Use Study
+ Callaghan NASP
+ Cashman NASP
+ Graydon Hill NASP
+ Rutherford NASP

Area Plans Proposed for Retainment
+ Ambleside NSP
+ Cavanagh NASP
+ Chappelle NASP
+ Desrochers NASP
+ Glenridding Heights NSP
+ Glenridding Ravine NSP
+ Hays Ridge NASP
+ Heritage Valley Neighbourhood 14
+ Heritage Valley Town Centre NASP
+ Highway 2 Corridor Design Guidelines
+ Keswick NSP
+ Paisley NASP
+ Richford NASP
+ Windermere ASP
+ Windermere NSP
West Edmonton District

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<td>+ Place LaRue West NASP</td>
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<tr>
<td>+ Donsdale NSP</td>
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<tr>
<td>+ Terra Losa Design Guidelines</td>
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West Henday District

**Area Plans Proposed for Repeal**
- Breckenridge Greens NSP
- Glastonbury NSP
- Suder Greens NSP
- The Hamptons NSP
- Yellowhead Corridor ASP

**Area Plans Proposed for Amendment**
- Lewis Farms ASP
- The Grange ASP

**Area Plans Proposed for Retainment**
- Big Lake ASP
- Edgemont NASP
- Granville NSP
- Hawks Ridge NSP
- Kinglet Gardens NSP
- Lewis Farms Business Employment NSP
- Pintail Landing NSP
- Potter Greens NSP
- River’s Edge NSP
- Riverview NSP
- Secord NSP
- Starling NSP
- Stewart Greens NSP
- The uplands NSP
- Trumpeter NSP
- Webber Greens NSP
- Winterburn Industrial ASP
Whitemud District

Area Plans Proposed for Repeal

+ Mactaggart NASP
+ Twin Brooks NASP
+ Calgary Trail Land Use Study