



ACHESON AREA STRUCTURE PLAN UPDATE – DRAFT ASP

COMMITTEE OF THE WHOLE - PRESENTED FOR INFORMATION
OCTOBER 20, 2020

PRESENTATION OVERVIEW

- Progress To Date
- Stakeholder Engagement
- Draft Area Structure Plan
 - New Document Layout
 - Mapping Changes
 - Policy Highlights



DELIVERABLES COMPLETED TO DATE

1

policy review + gap analysis

2

internal review

3

preliminary engagement

4

formal public engagement

PROGRESS TO DATE

1

policy review + gap analysis

2

internal review

3

preliminary engagement

4

formal public engagement

PROGRESS TO DATE | **preliminary engagement**

- Launched project webpage
- Notified key stakeholders of project commencement
- Conducted a series of introductory meetings with intergovernmental partners:
 - Edmonton Metropolitan Regional Board
 - City of Edmonton
 - City of Spruce Grove
 - Enoch Cree First Nation
 - Alberta Transportation

PROGRESS TO DATE | **preliminary engagement**

- Conducted a series of one-on-one meetings with:
 - NAIOP Edmonton
 - Wagner Natural Area Society
 - Osborne Acres Community Association
 - Greater Parkland Regional Chamber of Commerce

- Purpose of Meetings:
 - Open line of communication with stakeholder group
 - Provide overview of project and its phases
 - Highlight areas of interest for each group
 - Identify upcoming formal engagement

PROGRESS TO DATE | **formal engagement**

- Virtual Open House Series:
 - Week of September 21, 2020
 - Staffed webchat September 21 (1-4pm) and September 22 (4-7pm)
 - Webpage available 24/7
- 166 visits to webpage (61 unique visitors)
- A summary of all comments received can be found in the *What We Heard Report* (Attachment 2)
- Generally heard comments pertaining to:
 - Minor mapping errors
 - Importance of protecting and enhancing Wagner Natural Area and the Recharge Zone
 - Protecting the use and enjoyment of properties in Osborne Acres

DRAFT AREA STRUCTURE PLAN

1

New ASP Document Layout

2

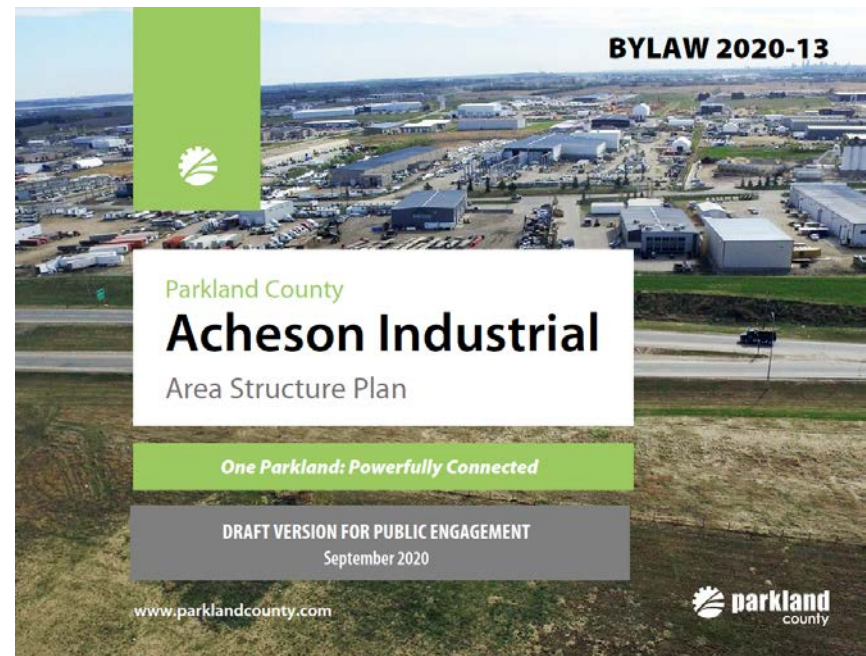
Modernized Mapping

3

Policy Highlights *(Infill Development + Local Plans)*

ITEMS OF INTEREST | **New ASP Document Layout**

- New ASP document layout has been developed
- Acheson Industrial ASP will be the first ASP using the new layout
- Intended to:
 - be more accessible to all audiences
 - Standardize graphics and mapping
 - Use best practices in graphic design



ITEMS OF INTEREST | **New ASP Document Layout**

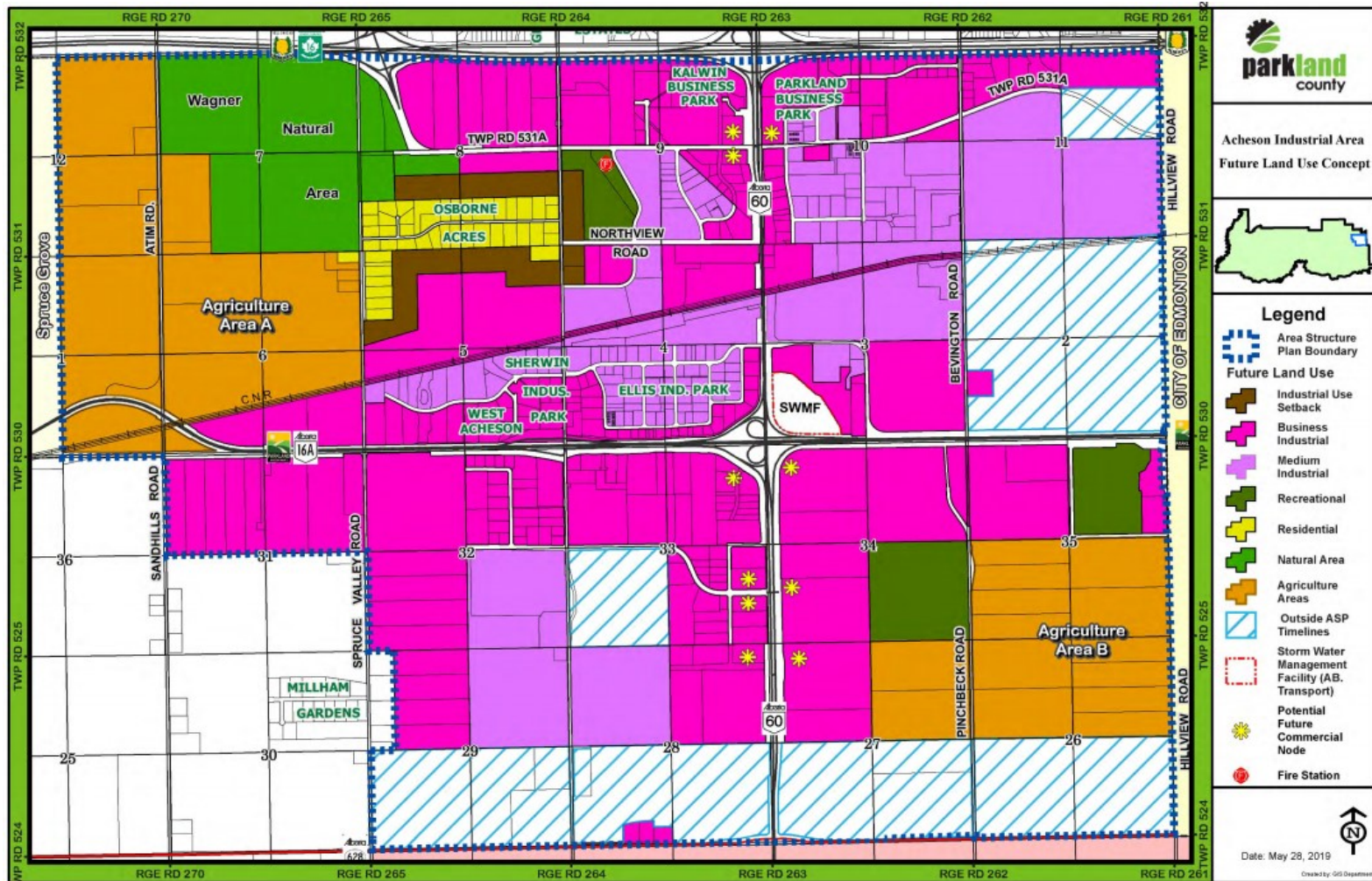
- Policies have been reorganized into appropriate section headings
- New sections have been created based on policy themes
 - (i.e. Building and Site Design, Infill Development, Intermunicipal Collaboration, etc.)

ITEMS OF INTEREST | **Mapping Changes**

- New standard for maps and figures used in ASP documents has been developed
- Provide broad guidance on placement of major roadways, servicing infrastructure and land use designations
- More conceptual in nature, refined at Local Plan stage

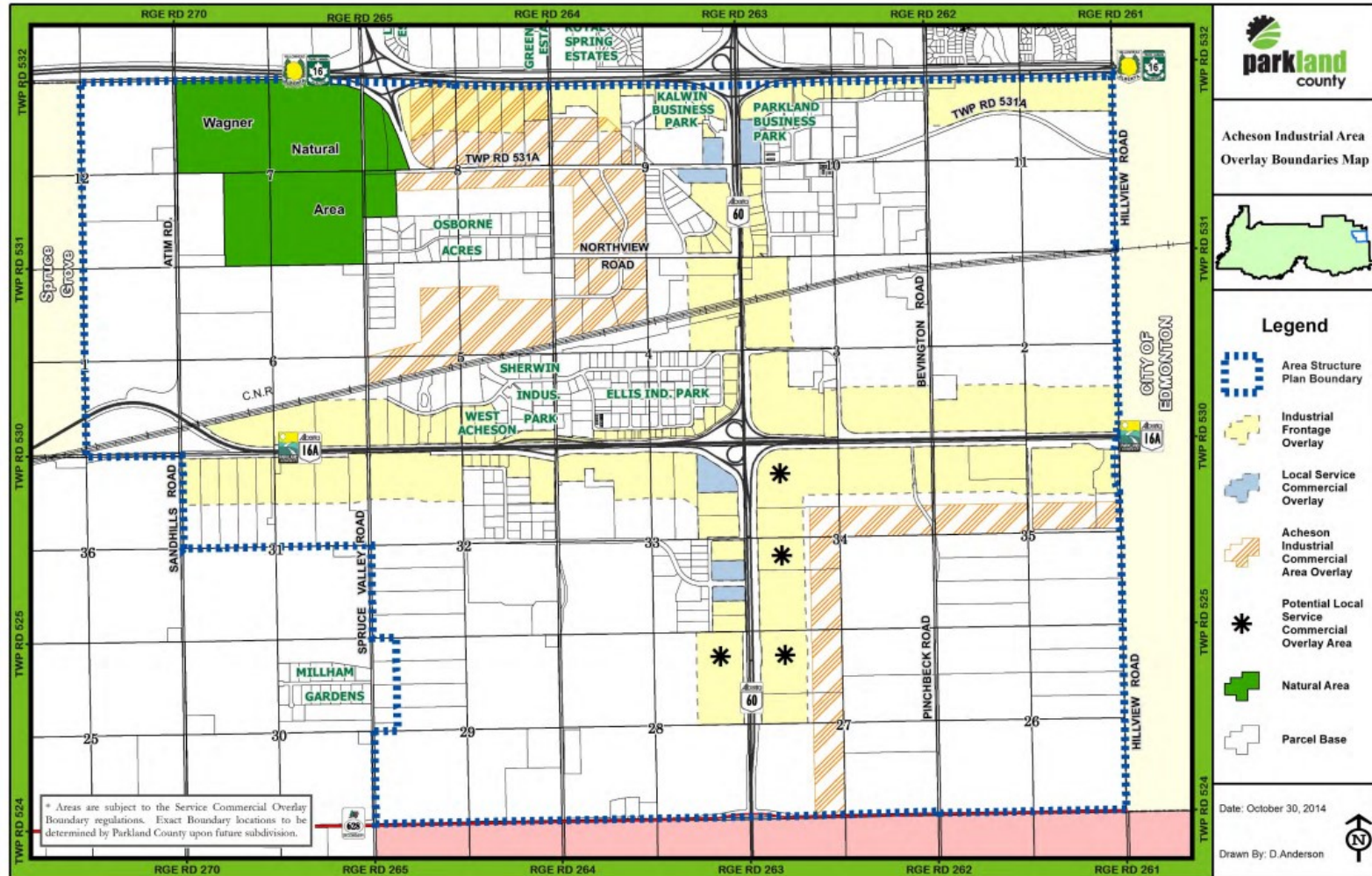
ITEMS OF INTEREST | Mapping Changes

2014 Future Land Use Concept



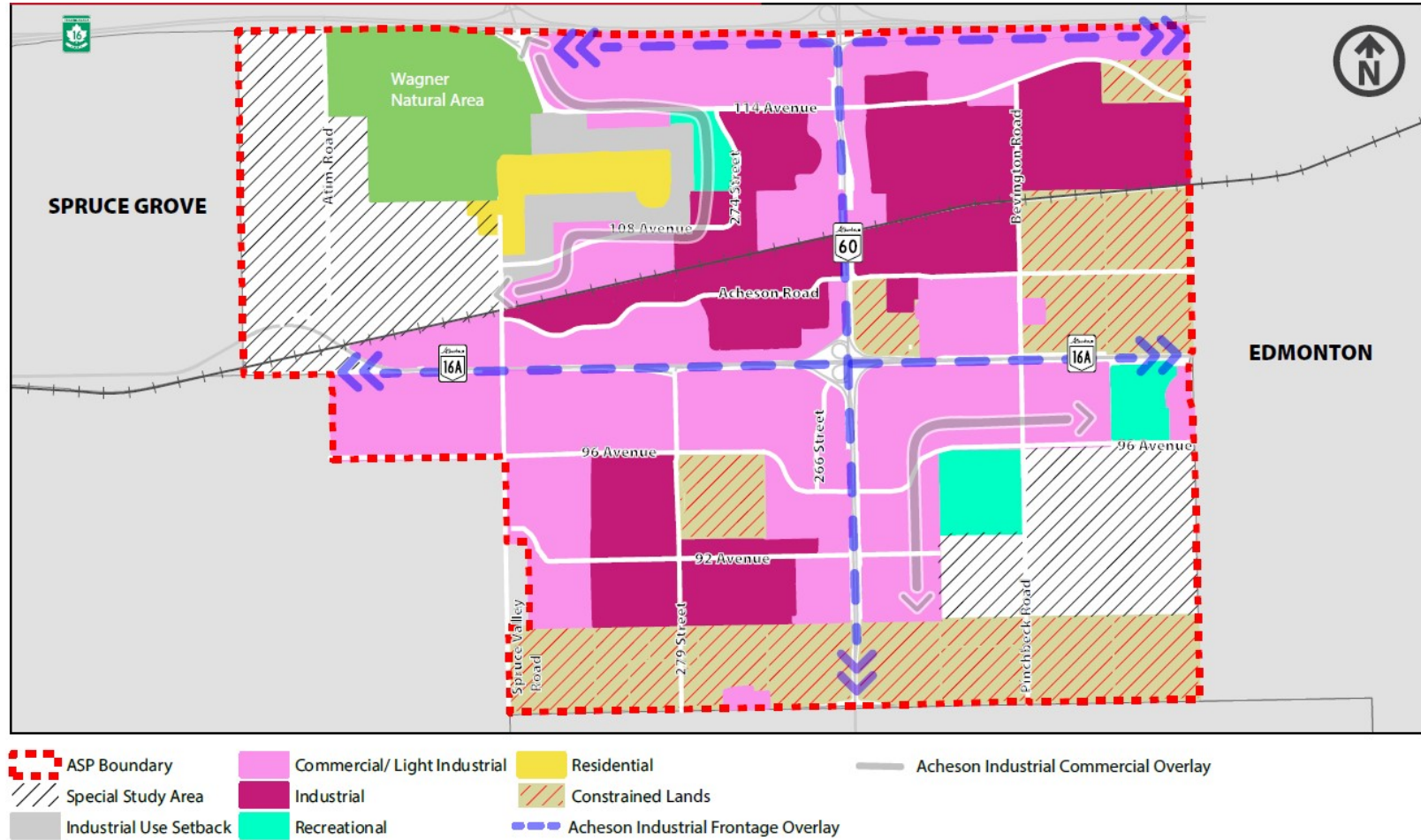
ITEMS OF INTEREST | Mapping Changes

2014 Overlay Boundaries



ITEMS OF INTEREST | Mapping Changes

2020 DRAFT Future Land Use Concept



ITEMS OF INTEREST | **Policy Highlights**

INFILL DEVELOPMENT

- Greater opportunity for infill development in established areas
- New section developed to provide high level guidance
- Policy 2.5.5 and Policy 2.5.6 address encouraging infill

ITEMS OF INTEREST | **Policy Highlights**

LOCAL PLANS

- An umbrella term for Conceptual Schemes and Master Site Development Plans
- These documents are already required by Municipal Development Plan Bylaw 2017-14
- Provides guidance on requirements for urban industrial Local Plans
- Policies are reflective of current practices

NEXT STEPS

Stakeholder Follow-up [Oct. 9 – 26]

- Address any additional comments

Formal Circulation to Stakeholders [Oct. 21]

- Formal circulation letter to government bodies and key stakeholders
- Public Hearing advertisements

First Reading – November 10, 2020

Tentative Public Hearing – December 8, 2020

QUESTIONS?