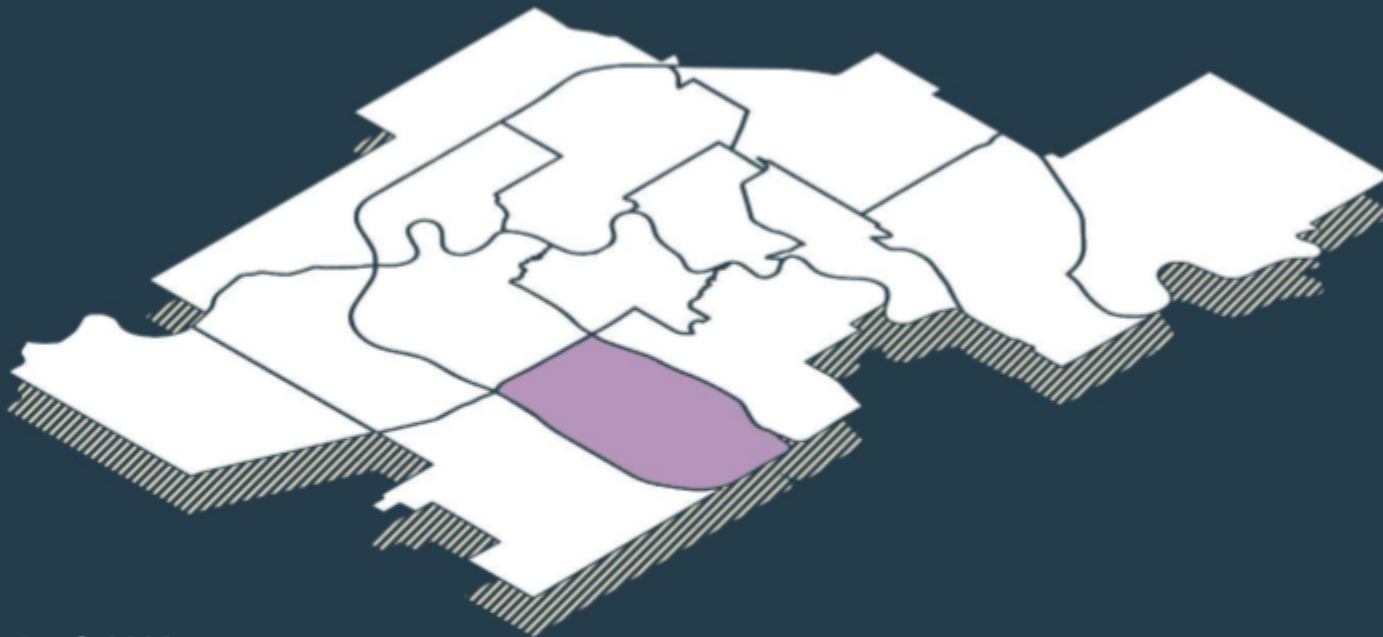


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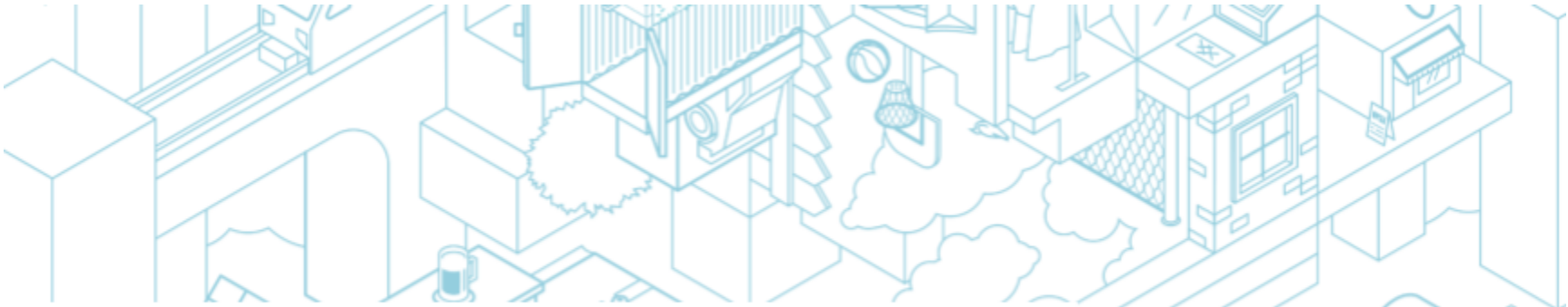
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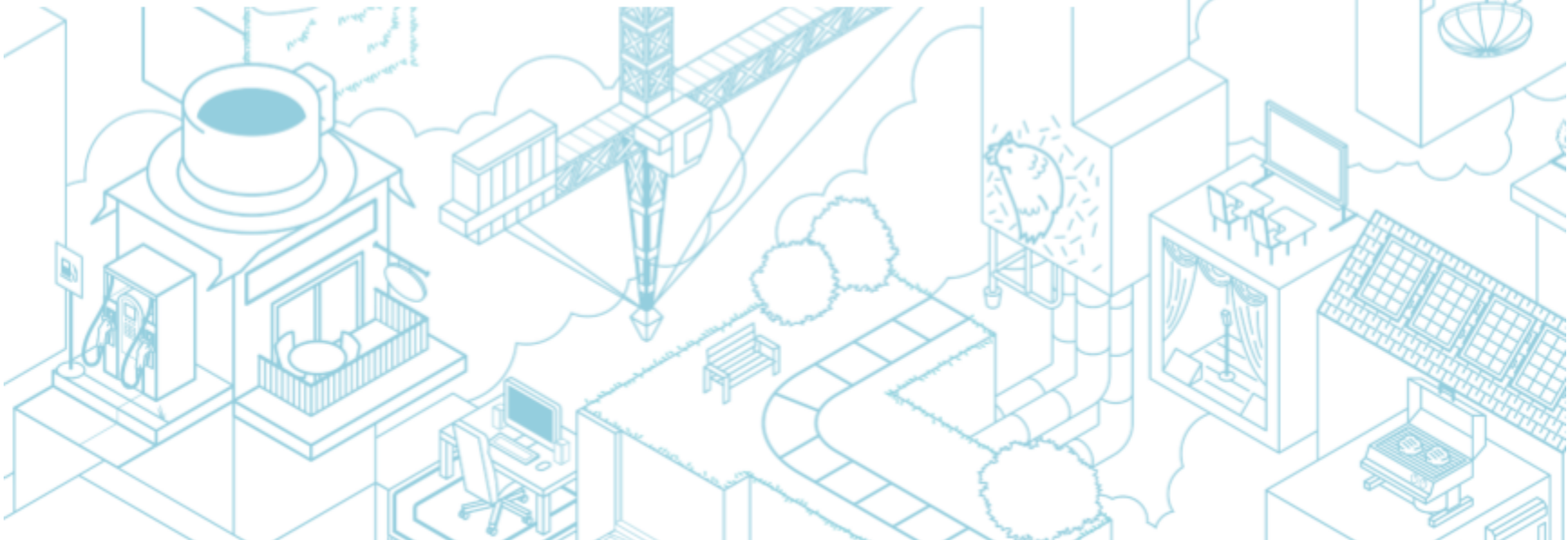
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*This District Plan and its contents are for informational purposes only. It is a **draft proposal, subject to change**, and is in no way binding upon any lands within the municipal corporate boundaries of the City of Edmonton. The City of Edmonton provides this information in good faith, but it gives no warranty nor accepts liability from any incorrect, incomplete or misleading information or its use for any purpose.*



Land Acknowledgement

The lands on which Edmonton sits and the North Saskatchewan River that runs through it have been the sites of natural abundance, ceremony and culture, travel and rest, relationship building, making and trading for Indigenous peoples since time immemorial.

Edmonton is located within Treaty 6 Territory and within the Métis homelands and Métis Nation of Alberta Region 4. We acknowledge this land as the traditional territories of many First Nations such as the Nehiyaw (Cree), Denesuliné (Dene), Nakota Sioux (Stoney), Anishinaabe (Saulteaux) and Niitsitapi (Blackfoot).

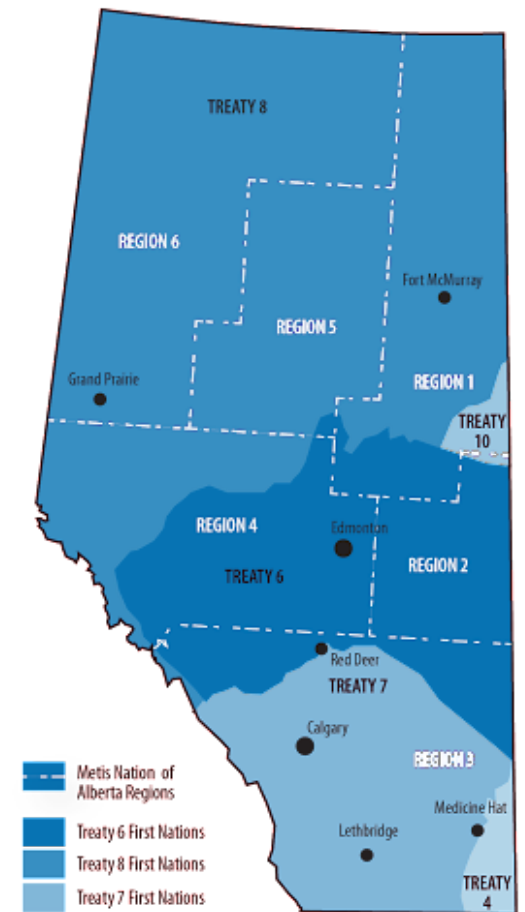
Where Edmonton has been a gathering place for Indigenous Peoples for thousands of years, iyiniw iskwewak wihtwawin (the committee of Indigenous matriarchs) have gifted traditional names to the City of Edmonton's naming committee to honour these sacred places in Edmonton and to preserve the history for future generations. The Mill Woods and Meadows District is located within the Edmonton wards named Karhiio and Sspomitapi.

Karhiio originates from the Mohawk language. As the fur trade continued its expansion westward, Iroquois men became frequent traders in the NorthWest and Hudson's Bay Companies. These traders married Cree and Métis women along these settlements, and a distinct Band known as Michel First Nation was formed. Karhiio is a word of significant importance to the Michel First Nation; its literal translation is "tall beautiful forest."

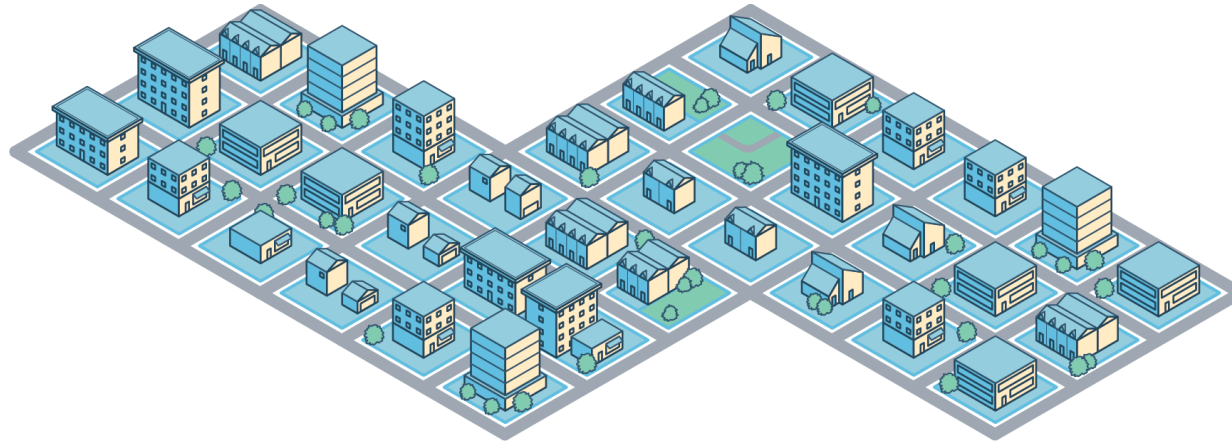
Sspomitapi originates from the Blackfoot language. The Blackfoot have many stories that acknowledge the sky and the stars, often referred to as Sky Beings. Sspomitapi was given in honour of the Iron Creek Meteorite or the Manitou Stone once located near Viking, Alberta. The stone was shared by all tribes and was a place the Blackfoot would travel to and perform ceremony. The stone was taken to Ontario in the 1800s by missionaries, but was returned to Alberta in the 1970s and is now in the Royal Alberta Museum.

The City of Edmonton owes its strength and vibrancy to these lands and the diverse Indigenous peoples whose ancestors' footsteps have marked this territory as well as settlers from around the world who continue to be welcomed here and call Edmonton home.

Together, we call upon all our collective honoured traditions and spirits to work in building a great city for today and future generations.



1 Introduction to District Plans



A district is a collection of neighbourhoods that ideally contain most of the services and amenities Edmontonians need to meet their daily needs and live more locally. Edmonton has 15 districts, each with a unique district plan created to reflect the residential and non-residential opportunities the area contains and its location within the city. These district plans are principal policy documents that guide the physical change of each district as described in [The City Plan](#), with a focus on planning and design, mobility and growth management systems.

The City Plan looks into the future and sets the direction for how Edmonton will grow and change as it approaches a city of two million people. One way it plans for this growth is through the network of districts, which will help achieve one of The City Plan's Big City Moves - a "Community of Communities". Big City Moves are bold, transformative priorities necessary for change. District plans provide direction on how each district will grow to improve the connection, accessibility and quality of life at a local level and throughout the city.

While The City Plan guides the city's growth to two million residents, district plans provide direction for The City Plan's first population horizon of 1.25 million Edmontonians.

District plans play a key role in bringing the "Community of Communities" vision to life by laying the foundation for 15-minute communities. This concept will help direct services and amenities closer to where people live so Edmontonians can meet most of their daily needs within a 15-minute walk, roll, bicycle ride or transit trip from their home.

Districts should not be considered perfectly self-contained. Each district contains unique destinations with diverse commercial, recreational and employment activities. People living or working near the edge of one district may be best served by amenities in an adjacent district for their 15-minute needs.

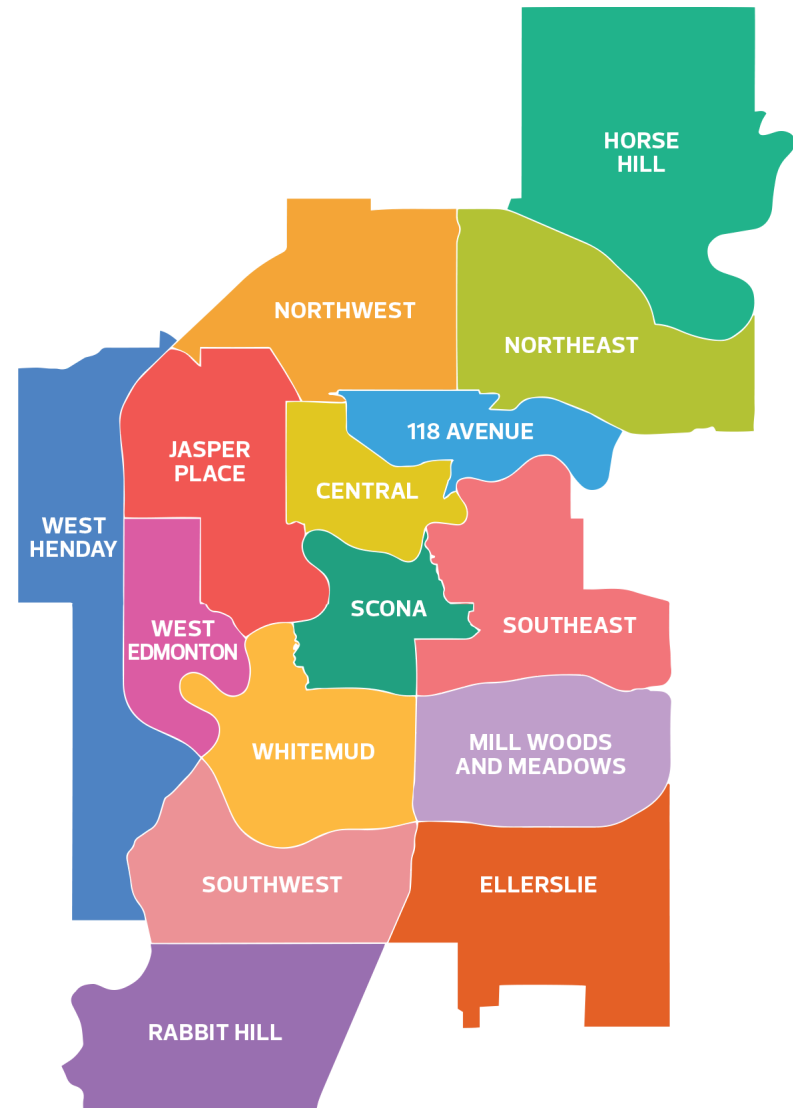
There are 16 district plan bylaws:

- **District Policy** - applies to all districts and provides citywide policy direction.
- **15 district plans** - describe the districts, provide their specific policies and explain how they will change over time.

District plans and the [District Policy](#) will be used to guide change toward [The City Plan](#) vision and provide policy direction to accommodate Edmonton's growth up to the 1.25 million people milestone.

Together, these documents will inform city-building decisions by civic administration, businesses, civil societies and residents. They build on the guidance contained in existing policies and guidelines to promote sound planning, fiscal responsibility and equity across all parts of Edmonton.

District plans will respond over time to accommodate Edmonton's growing population, the shifting municipal environment and emerging priorities. More detailed information may be added to the District Policy or individual district plans as additional planning work is completed or the context changes. District plans are designed to be dynamic rather than static - living documents that are kept up to date to ensure ongoing usefulness and relevance. The City intends to undertake major amendments to update district plans when the City's population approaches 1.25 million.



1.1 How to Use This District Plan

This district plan and the [District Policy](#) must be read together for complete planning direction. The District Policy provides policy direction for all districts and includes a glossary of terms and map features found in both this district plan and the District Policy. This district plan provides detailed information on where and how the District Policy applies through maps showing features and planned geographies, as well as additional and exceptional area-specific policies.

The steps below outline how to use this district plan and District Policy:



Step 1: Read Introduction to District Plans ([Section 1](#))

Section 1: Introduction to District Plans explains the authority and relationship between district plans, the District Policy and other planning documents and plans.



Step 2: Review the District Context ([Section 2](#))

Section 2: District Context describes and shows where the district is located within the city, how the district came to be and what is located within the district at the time of district plan adoption.

- [Map 1: Citywide Context](#)
- [Map 2: Heritage and Culture](#)
- [Map 3: District Context – Assets](#)
- [Map 4: District Context – Development Considerations](#)



Step 3: Review the planning direction for the district ([Section 3](#))

Section 3: District Systems and Networks describes and shows the district's planned systems and networks including land use, nodes and corridors, open space and natural areas, mobility, and managing growth and the investments planned for these networks as Edmonton reaches 1.25 million people.

- [Map 5: Managing Growth to 1.25 Million](#)
- [Map 6: Land Use Concept to 1.25 Million](#)
- [Map 7: Nodes and Corridors](#)
- [Map 8: Open Space and Natural Areas to 1.25 Million](#)
- [Map 9: Active Transportation to 1.25 Million](#)
- [Map 10: Transit to 1.25 Million](#)

[Section 5: 'Growth to 2 Million'](#)

summarizes how the district will continue to grow and change beyond the 1.25 million population horizon.

[Map 12: Vision at 2 Million](#)



Step 4: Review the Area-Specific Policy ([Section 4](#))

Determine if there are any area-specific policies or geographic plans that apply to smaller areas within the district. [Map 11: Area-Specific Policy Subareas](#) indicates areas where the area-specific policy applies. These policies are unique to the district and may be additional or exceptional to the District Policy.



Step 5: Consult the [District Policy](#)

Consult the [District Policy](#) to find the applicable policies using the district maps and area-specific policy information identified through Steps 2 to 4 above.

All district plan map symbols, locations, features and boundaries shall be interpreted as approximate unless otherwise specified within the plan. If interpretation varies, consult the District Policy for further direction. Mass transit networks and other infrastructure works are subject to further technical study and refinement.

Policies in the District Policy are positive and non-exclusive statements of intention, and therefore do not exclude actions they do not describe. For example, a policy to support a certain type of development does not prevent the City from supporting a different type as well.

District plans must be read in conjunction with [The City Plan](#) and other policies, strategies and guidelines established by the City. References to applicable strategies and guidelines are included but are not comprehensive. For a complete review of applicable City policies and guidelines regarding individual development proposals or projects, consult with city planning staff.

1.2 Authority and Relationship to Other Plans

District plans and the [District Policy](#) are additional statutory plans, as described under Section 635.1 of the Municipal Government Act, as amended by the City of Edmonton Charter 2018 Regulation, and have been prepared in accordance with Section 636 of the Municipal Government Act.

District plans are subject to the City of Edmonton's Municipal Development Plan ([The City Plan](#)); in the event of a discrepancy, The City Plan shall prevail over the district plans and District Policy. In the event of a conflict between [Table 2: Area-Specific Policy](#) and the District Policy, **Table 2** shall prevail.

Where there are existing statutory plans (Area Structure Plans, Area Redevelopment Plans, or other local plans) other than the City Plan, the district plan will guide plan amendment decisions only, and the existing statutory plan will guide rezoning, subdivision and development permit decisions. Where no other statutory plan other than the City Plan is in effect for a given area, district plans and the District Policy will guide rezoning, subdivision, and development permit decisions. The creation of new statutory plans will be guided by the District Policy and the pertinent district plans in effect. Where there are Area Structure Plans and Area Redevelopment Plans in effect, the planned density targets established in those plans will be maintained to ensure consistency with the [Edmonton Metropolitan Region Growth Plan](#).

District plans support the Edmonton Metropolitan Region Board's growth objectives and strengthen collaboration with regional partners. Area Structure Plans (ASPs), Neighbourhood Structure Plans (NSPs) and other geographic

plans will continue to provide guidance to ensure the orderly first-generation development of Developing Areas and Future Growth Areas.

1.3 Relationship With the Zoning Bylaw

District plans, the District Policy and other applicable statutory plans, guidelines and policy direction will inform and guide discretion in decision-making when considering land use, urban design and general planning decisions made while using Edmonton's Zoning Bylaw ([Bylaw XXXXX](#)).

City Council may designate an area as a Direct Control Zone in accordance with Section 641 of the Municipal Government Act. Direct Control Zones that were approved prior to [\[DATE OF PASSAGE OF DISTRICT POLICY\]](#), shall not be subject to the District Policy and applicable district plan. Any Direct Control Zones approved following this date will be subject to, and must align with, the District Policy and the applicable district plan.

1.4 Amendments

Amendments to district plans may be proposed from time to time to reflect system or network updates, such as changes to land use, mobility systems, heritage resources, growth activation priorities or the repeal of statutory plans. Amendments to specific areas of a district plan may be undertaken to provide additional policy direction as required. Where changes are required to accommodate a land development application, the applicant will be required to prepare the plan amendments in support of the application. Such amendments shall align with the general intent of policies outlined in the District Policy and The City Plan. All amendments to the plan must be presented as a proposed bylaw to City Council for consideration at a public hearing.

2 District Context

2.1 Physical Context

The Mill Woods and Meadows District is located in the southeast area of the city and is one of 15 districts in Edmonton's District Network as outlined in [The City Plan](#). Neighbouring municipalities include Strathcona County to the east. Nearby districts include the Southeast District, Scona District, Whitemud District, Southwest District and Ellerslie District. Mill Woods and Meadows District includes all lands depicted in [Map 1: Citywide Context](#), including the following neighbourhoods:

- Aster
- Bisset
- Crawford Plains
- Daly Grove
- Edmonton Research and Development Park
- Ekota
- Greenview
- Hillview
- Jackson Heights
- Kameyosek
- Kiniski Gardens
- Larkspur
- Laurel
- Lee Ridge
- Maple
- Menisa
- Meyokumin
- Meyonohk
- Michaels Park
- Minchau
- Parsons Industrial
- Pollard Meadows
- Richfield
- Sakaw
- Satoo
- Silver Berry
- South Edmonton Common
- Strathcona Industrial Park
- Tamarack
- Tawa
- Tipaskan
- Tweddle Place
- Weinlos
- Wild Rose

The Mill Woods and Meadows District is generally bordered by Gateway Boulevard NW to the west, Whitemud Drive NW to the north and Anthony Henday Drive to the east and south. These roadways connect and support the movement of people and goods, mass transit and active transportation modes between the district and its surrounding areas.

Mill Creek Ravine crosses the eastern portion of the district, while a portion of Fulton Creek is located in its northeast corner. These ravines provide hydrological and ecological connections and encourage residents to access the North Saskatchewan River and its wider ravine system.

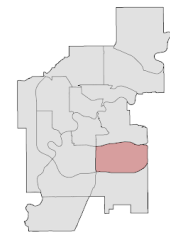
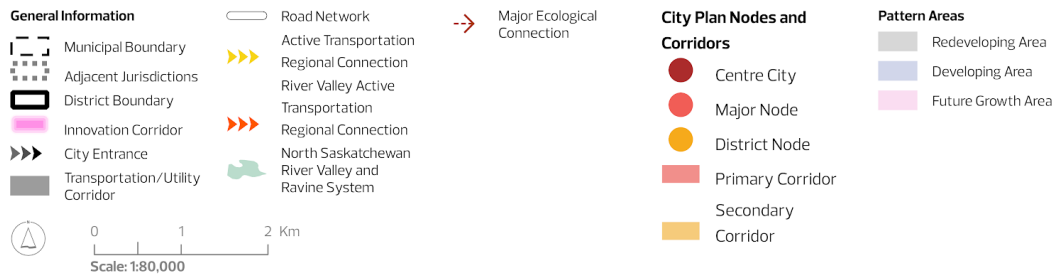
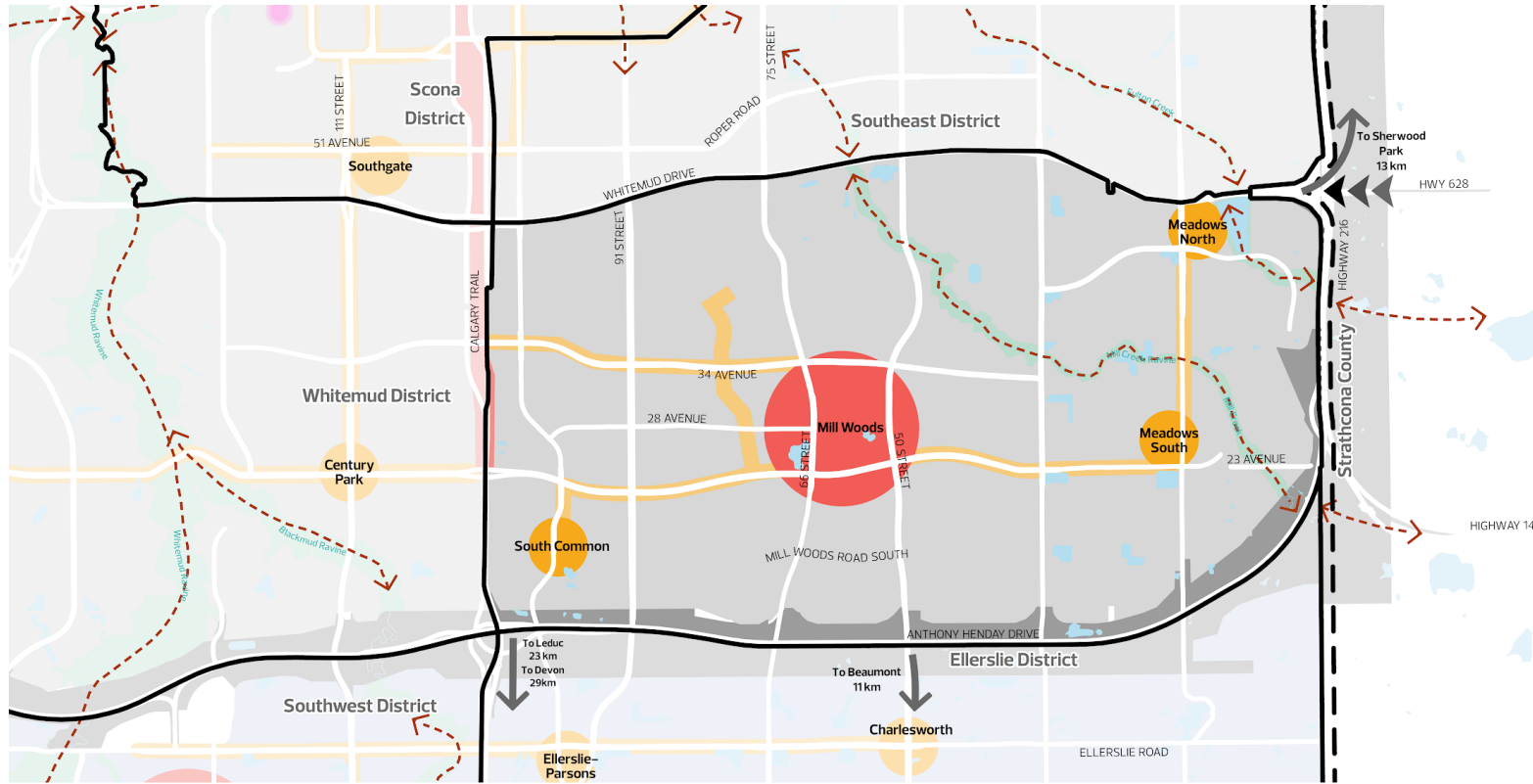
The southeast corner of the district features the Beaver Hills Moraine, a terrain pattern of small, rolling hills caused by the last glacial retreat. Ice melt has since filled these slopes and water now drains into the North Saskatchewan River. This area connects to the UNESCO (United Nations Educational, Scientific and Cultural Organization)-recognized Beaver Hills Biosphere to the east.

Map 1: Citywide Context

The Citywide Context map focuses on the district's position and location within the city and its relationship to other districts. It highlights the general layout of nodes and corridors and key mobility and ecological connections, within and beyond the district.

Map 1: Citywide Context

Legend items are defined in District Policy Glossary



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2.2 Historical Context

The land within the Mill Woods and Meadows District is within the traditional territory of many First Nations, including the Nehiyaw (Cree), Denesuliné (Dene), Nakota Sioux (Stoney), Anishinaabe (Saulteaux) and Niitsitapi (Blackfoot). First Nations people lived on and used these lands for all their needs long before European settlers headed west. The area is also part of the Métis homeland. Despite the long and complex relationship of Indigenous peoples with the area, little tangible evidence is visible on the landscape. More recent colonial land uses erased most of the physical evidence of historic Indigenous land use from the area.

The City acknowledges and understands that Indigenous peoples must tell their own stories and histories from their own experience and in their own voices. District plans, therefore, do not attempt to tell the stories of Indigenous peoples on this land as part of providing historical context to each district. Historical context is provided, instead, from a settler-colonial perspective generally beginning with the settlement period when the first railways reached the area and Edmonton was incorporated as a municipality.

The Mill Woods and Meadows District includes land originally reserved for the Papaschase Cree Band. Shortly following the signing of Treaty 6 in 1876 and negotiations with federal commissioners in 1877, the Papaschase had their reserve lands reduced and moved south, encompassing a large portion of south Edmonton. In response to settler demands for land access and resources, federal politicians and land agents forced the surrender of the Papaschase Indian Reserve lands in 1888. Papaschase First Nation families were forced to relocate to other reserves, Métis settlements and communities.

Following the forced surrender of Papaschase reserve lands, the area opened to Euro-Canadian settlement and agricultural development. Some of the settlers included members of the

Moravian Brethren who formed a communal farm in the area in 1895.

The lands within the district remained mostly agricultural, except for small acreage developments and the South Side Landfill, until the 1970s. In response to a shortage of affordable serviced land in the Edmonton area, the City arranged for the Province to assemble a land bank in the area in 1969, which at the time, was outside city boundaries. The land acquisition was completed secretly to avoid speculation-related price increases. After the acquisition was publicly announced, the City began preparing plans. The Mill Woods Development Concept was approved in 1971 and was the largest land use plan in Edmonton's history, anticipating a population of 120,000 people.

Mill Woods was built out between 1972 and the early 2000s with the City of Edmonton acting as the developer for most of the area. Mill Woods' development coincided with increased world-wide immigration to Canada, resulting in a largely ethnically diverse district. The district's diverse culture is evident today, with a multitude of religious institutions and a significant number of the city's gurdwaras, mandirs and mosques. The first of the three to open was the Gurdwara Millwoods in 1982, followed by the Vishnu Mandir in 1985 and the Markaz-UI-Islam Mosque in 1986.

Mill Woods was planned with major institutions at its heart. The Mill Woods Recreation Centre opened in 1981, two adjacent high schools opened in 1984 and both the Grey Nuns Hospital and Mill Woods Town Centre mall opened in 1988.

The history of Mill Woods is also tied to the construction of major transportation facilities. Whitemud Drive, located along the northern edge of the district, was largely constructed during the 1980s and 1990s. An important bike connection along 91 Street between Mill Woods and the rest of the city was completed in the early 2000s. The Anthony Henday Drive ring road segment on the

southern edge of the district was completed in 2007. In 2023, the 1971 Mill Woods Development Concept's proposed rapid transit connection to Downtown Edmonton was finally realized with the completion of the Valley Line Southeast LRT.

The Meadows neighbourhoods were planned and began development in the 1980s. Development continues as the last portions of land are subdivided and built along the eastern and southern edges of the district.

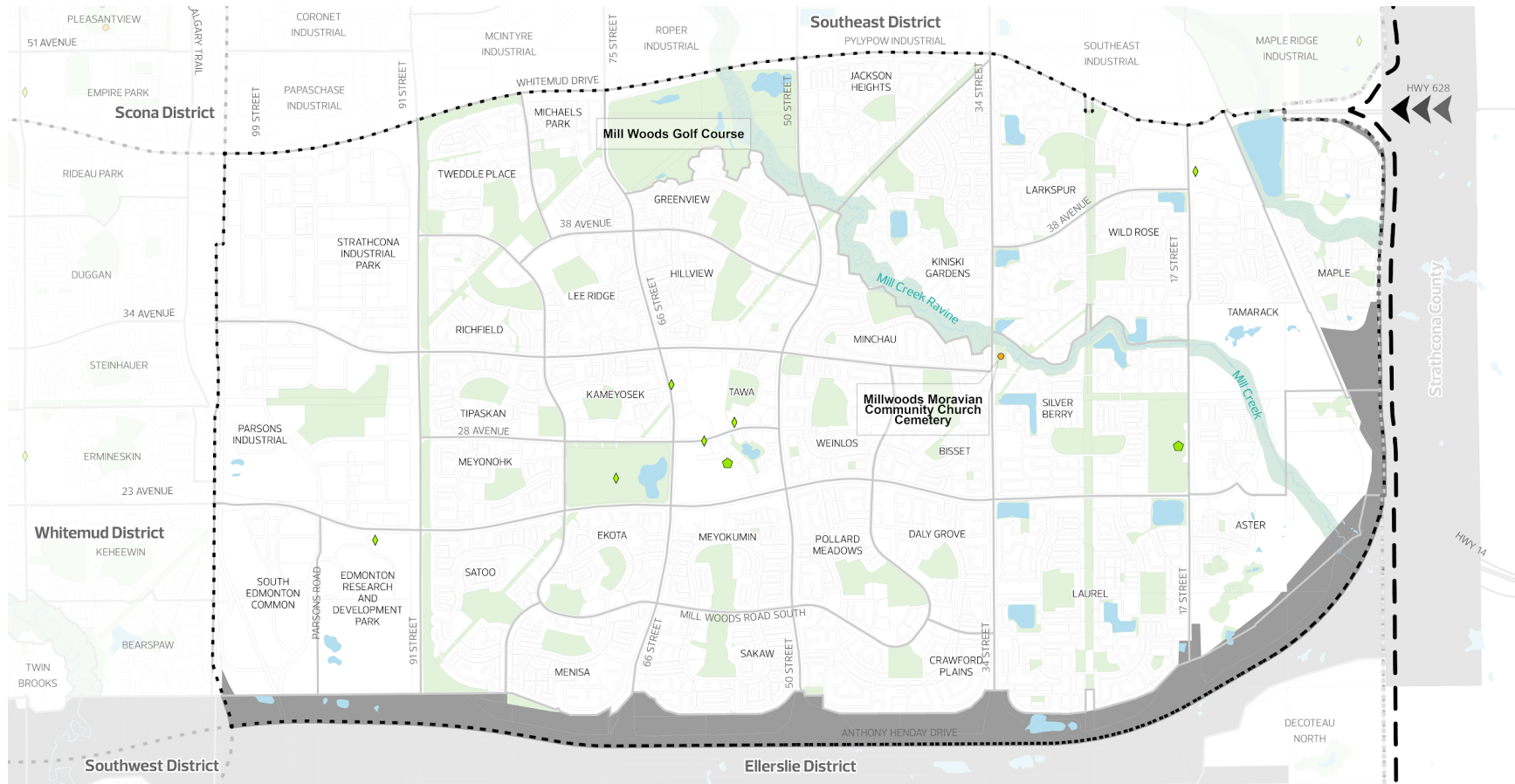
Historical and culturally important locations for this district are identified in [Map 2: Heritage and Culture](#). While only formally-recognized locations have been included, other informally-known significant historic and cultural features from a wide range of groups, cultures and times exist in this area. Future growth and development should preserve, enhance and reflect the diverse heritage of local communities and First Nations, cultural landscapes and historical resources shown through stories, structures and spaces.

Map 2: Heritage and Culture

The Heritage and Culture map emphasizes the built heritage and cultural areas that have been formally endorsed through existing city policies or initiatives. This map includes the City of Edmonton Public Arts Collection and identifies areas or sites that are known by the City of Edmonton to have particular significance to Indigenous communities based on City engagement and relationships with Nations and communities. These maps do not show the location of paleontological/archeological sites.

Map 2: Heritage and Culture

Legend items are defined in District Policy Glossary



General Information		City-Owned Public Art	
	Municipal Boundary		Art Work
	Adjacent Jurisdictions		Multiple Art Works
	District Boundary		Transportation/Utility Corridor
	Neighbourhood Boundary		North Saskatchewan River Valley and Ravine System
	City Entrance		Open Space - Current
			Inventory of Historic Resources in Edmonton
			Designated Municipal Historic Resource
			Designated Provincial Historic Resource
			Municipal Heritage Character Areas
			Provincial Heritage Character Areas
			Known Indigenous Cultural Heritage Feature
			Other Cultural Area

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*See City of Edmonton Open Data for latest information

Source: City of Edmonton, EPCOR, Government of Alberta
See City of Edmonton Open Data for latest information.

2.3 Development Context

The Mill Woods and Meadows District features commercial and industrial areas from Gateway Boulevard NW to 91 Street NW and primarily residential neighbourhoods east of 91 Street NW to the city boundary at Anthony Henday Drive.

Mill Woods is a collection of master-planned neighbourhoods that were developed by the City of Edmonton starting in the 1970s. It features a town centre with surrounding residential areas and a largely curvilinear street system. The Mill Woods Station Area Redevelopment Plan (2013) remains in effect for the Mill Woods area and provides guidance for transit-oriented development around the LRT station and Mill Woods Town Centre.

Mill Woods is anchored by the commercial, institutional and medium-density residential neighbourhoods of Mill Woods Town Centre and Tawa. These areas serve as a transit destination hub for the Valley Line LRT to Downtown. The neighbourhoods surrounding this hub are primarily low-density residential, with scattered local commercial sites.

The Meadows continues to develop following the direction of the Meadows Area Structure Plan (2004). Four Neighbourhood

Structure Plans continue to provide detailed planning direction for specific neighbourhoods: Aster (2016), Laurel (2007), Maple (2010) and Tamarack (2006). The Meadows neighbourhoods are primarily residential, with commercial development centred along 23 Avenue and 17 Street.

A portion of the Edmonton river valley and ravine system is included within the boundary of this district plan and is guided by the North Saskatchewan River Valley Area Redevelopment Plan (1985) and Ribbon of Green strategic plan (2020). The latter is intended to help guide appropriate public use and enjoyment of the river valley while protecting ecologically sensitive areas within the Mill Woods and Meadows District and Edmonton citywide.

EPCOR has flood mitigation projects planned in this district that include a combination of homeowner programs, drainage system improvements, green infrastructure and planning. The goal is to slow, move, secure, predict, and respond to flooding events to prevent or reduce the impact.

Current Plans in Effect

In the Mill Woods and Meadows District, the following statutory geographic plans are in effect that provide additional planning and land use direction:

- Mill Woods Station ARP - 2013
- North Saskatchewan River Valley Area Redevelopment Plan - 1985
- The Meadows ASP - 2004
 - Aster NSP - 2016
 - Laurel NSP - 2007
 - Maple NSP - 2010
 - Tamarack NSP - 2006

Map 3: District Context - Assets

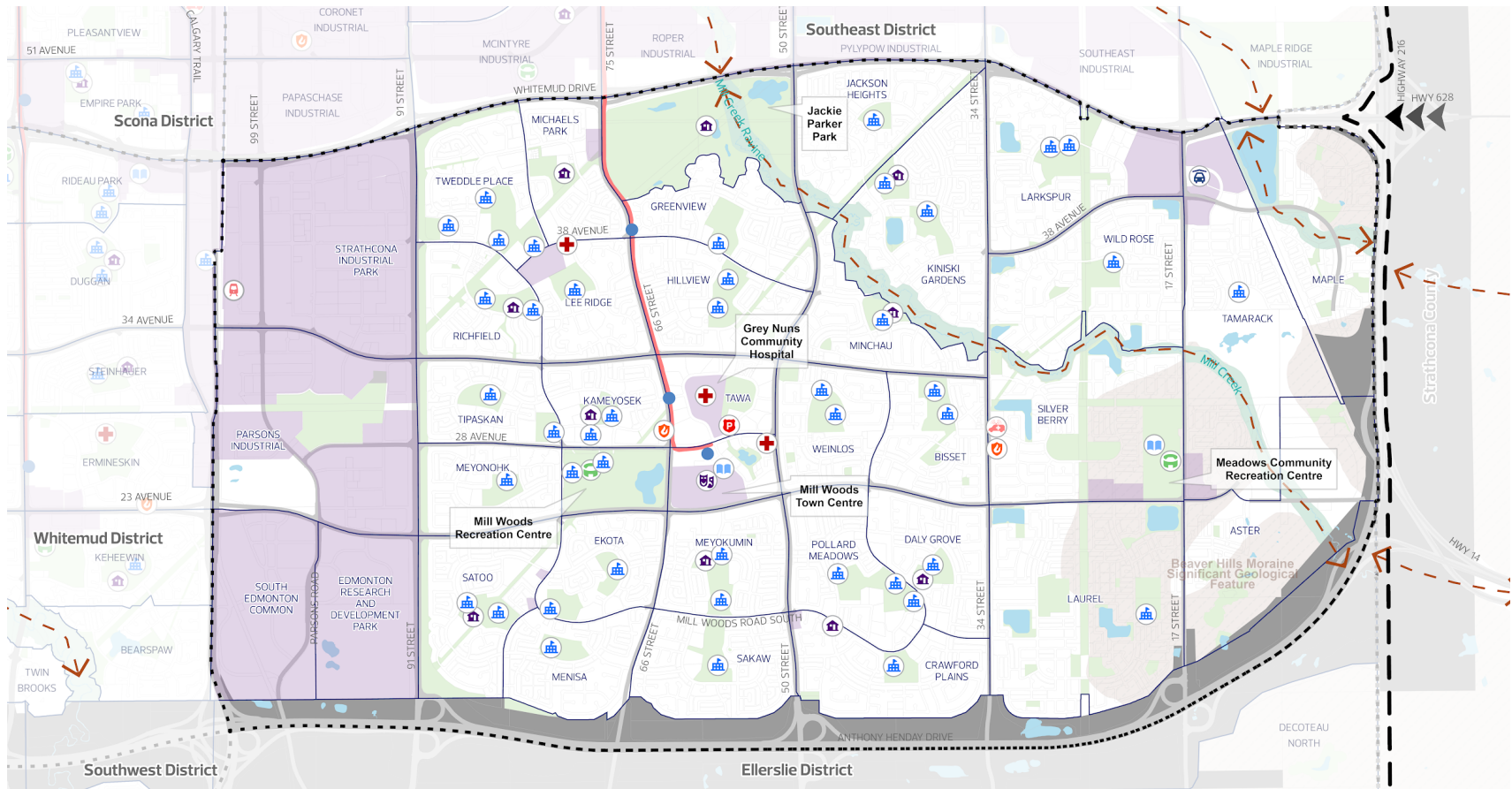
The District Context - Assets map is a snapshot of the existing conditions at the time of plan adoption—and highlights opportunities to implement 15-minute communities. The map includes employment areas, open spaces, emergency services, citywide mass transit routes and cultural, educational and recreational facilities.

Map 4: District Context - Development Considerations

The District Context - Development Considerations map is a snapshot of existing conditions at the time of plan adoption—and highlights constraints to consider when working towards creating 15-minute communities. The map illustrates development considerations, such as deficits and risks.

Map 3: District Context – Assets

Legend items are defined in District Policy Glossary



- | | | | | | | | |
|----------------------------|------------------------|--------------------------------------|---|-------------------------|----------------------------|--|---------------------------------|
| General Information | | Health and Emergency Services | | Community Assets | | District Energy Opportunity Areas | |
| | Municipal Boundary | | Hospital and Health Centre | | Recreation Centre | | Citywide Mass Transit - Current |
| | Adjacent Jurisdictions | | Fire Station | | Arena | | Mass Transit Station - Current |
| | District Boundary | | EMS Station | | Pool | | Existing Employment Area |
| | Neighbourhood Boundary | | Police Station | | Community Hall | | Significant Geological Feature |
| | Future Growth Area | | | | Arts and Cultural Facility | | Open Space - Current |
| | City Entrance | | | | | | |
| | | | Transportation/Utility Corridor | | | | |
| | | | Intermodal Facility | | | | |
| | | | North Saskatchewan River Valley and Ravine System | | | | |
| | | | Major Ecological Connection | | | | |

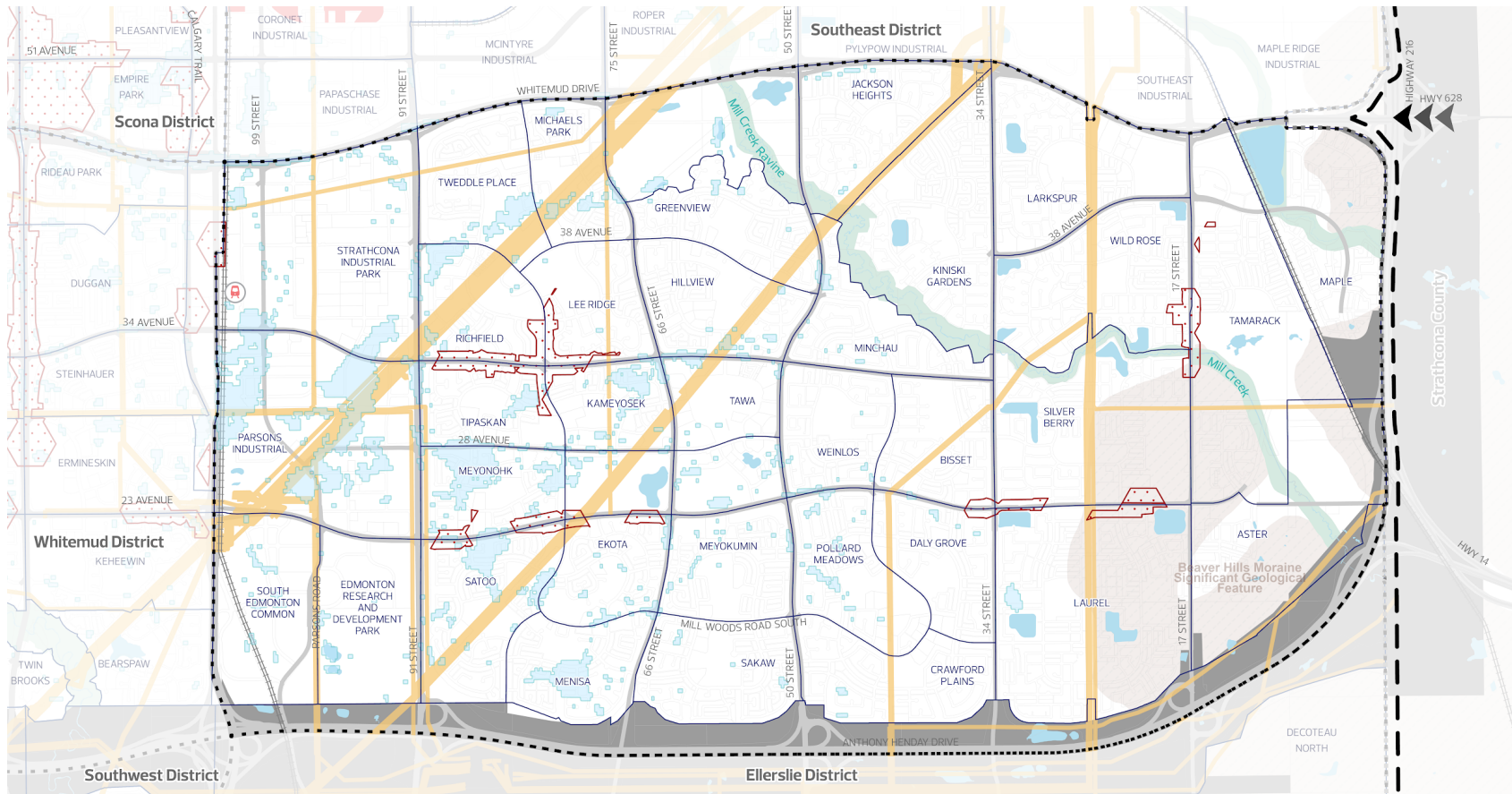
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Note that some roadway alignments are conceptual. Refer to additional plans in effect (where applicable) for details.

Source: City of Edmonton, EPCOR, Government of Alberta See City of Edmonton Open Data for latest information.

Map 4: District Context – Development Considerations

Legend items are defined in District Policy Glossary



- | | | | | | |
|----------------------------|-------------------------|-----------------------------------|---|---|--------------------------------|
| General Information | Municipal Boundary | Future Growth Area | North Saskatchewan River Valley and Ravine System | Topographic Sag (Overland Flood Risk)** | Heavy Industry |
| Adjacent Jurisdictions | City Entrance | Transportation/Utility Corridor | River Flood Risk | Noise Exposure Forecast (Level 30+) | Significant Geological Feature |
| District Boundary | Intermodal Facility | Development Considerations | Railway | Major Utility Corridor/High Pressure Pipeline | Heliport Approach Zone |
| Neighbourhood Boundary | Water Network Capacity* | | | | |

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Note that some roadway alignments are conceptual. Refer to additional plans in effect (where applicable) for details.
*Water network capacity is shown on this map within the Node and Corridor boundaries only, and where flow is less than 300 L/s. Refer to Open Data Average Fire Flow by City Block Area Map at data.edmonton.ca for full dataset. **Estimated extents of topographical sags to be used for system planning analysis. Not to be used for detailed design. EPCOR disclaims any liability for the use of this information.

Source: City of Edmonton, EPCOR, Government of Alberta
See City of Edmonton Open Data for latest information.

3 District Systems and Networks

Cities are complex. They work best when land use and transportation are considered together with environmental, economic and social factors using a systems approach. [The City Plan](#) calls these systems Managing Growth, Planning and Design and Mobility.

The features shown on **Maps 5 to 10** guide decisions for the orderly growth of the Mill Woods and Meadows District, including how land is used and supported by infrastructure. All three systems and their interconnections inform planning decisions for how the district will grow and change over time. All terms and map features are defined in the glossary of the [District Policy](#).

3.1 Managing Growth

As the city grows to the 1.25 million resident population horizon outlined in The City Plan, the Mill Woods and Meadows District will grow and change. This section outlines the district's anticipated population and employment growth and how the City of Edmonton will support this growth.

Population growth in this district will primarily occur in the developing neighbourhoods of Aster, Laurel Maple and Tamarack. Population growth will also occur within the Mill Woods Major Node, as redevelopment is catalyzed by a demand for residents and businesses to be close to the Valley Line LRT stations. Growth will occur according to approved plans that support new development and are aligned with The City Plan and regional direction.

Employment growth is expected to occur on the west side of the district and within the Mill Woods Major Node as industrial and commercial development is intensified and completed. Large sites within some of the district's nodes and corridors offer redevelopment opportunities, which would further increase the district's anticipated population and employment growth.

Table 1 provides the anticipated population and employment numbers for the Mill Woods and Meadows District at the 1.25 million and two million population horizons of [The City Plan](#). This considers the Mill Woods and Meadows District’s population contributions within citywide growth expectations for the 1.25 million and 2 million population horizons.

Table 1 - Anticipated District Population and Employment Numbers

	Federal Census 2021*	City Plan 1.25 Million Population Horizon	City Plan 2 Million Population Horizon
District Population	126,000	141,000	160,000
District Employment	45,000	55,000	71,000

* 2021 figures are calculated with the 2021 Federal Census using census tract level data. Figures will be updated when neighbourhood-level census data becomes available.

The way the district looks and feels will change as development projects are completed. Development and change will happen district-wide but more growth and higher-density development will occur in the district’s nodes and corridors. Shifts in local demographics and changing economic conditions will also play roles in shaping the district’s employment and population growth.

The City Plan establishes an approach to growth management to support Edmonton’s growth in a socially, environmentally and fiscally responsible way. This district plan identifies areas within the district where growth is prioritized and public investments will encourage and support growth. The growth and infrastructure of new neighbourhoods are described in greater detail in local plans, such as Area Structure Plans and Neighbourhood Structure Plans.

The City may lead, facilitate and/or fund many of the initiatives and projects referenced. Community, industry or intergovernmental-led projects will also be important to the district’s success. Similarly, smaller local improvements that are not listed in this plan (e.g. street lighting, traffic calming, public space programming) can also support activation.

Priority Growth Areas

Priority Growth Areas are the nodes and corridors that are expected to experience more development (compared to other locations) as the City grows to a population of 1.25 million. It is expected that investment in these areas will contribute to [The City Plan's](#) implementation over the long term.

Prioritized investment is intended to support the development of nodes and corridors in line with The City Plan's phasing and activation approach. This combines The City Plan's activation treatments (Strategize, Invest, Nurture), The City Plan levers of change (policy, partnerships, pricing, investment) and the anticipated dwelling unit growth to 1.25 million (see City Plan Maps 10A and 11A). It also allows the City and its city-building partners to align the timing and locations of investment.

Priority Growth Areas are typically concentrated in the redeveloping areas of the city. Most districts with new neighbourhoods do not have Priority Growth Areas. Growth in these neighbourhoods is directed by local plans.

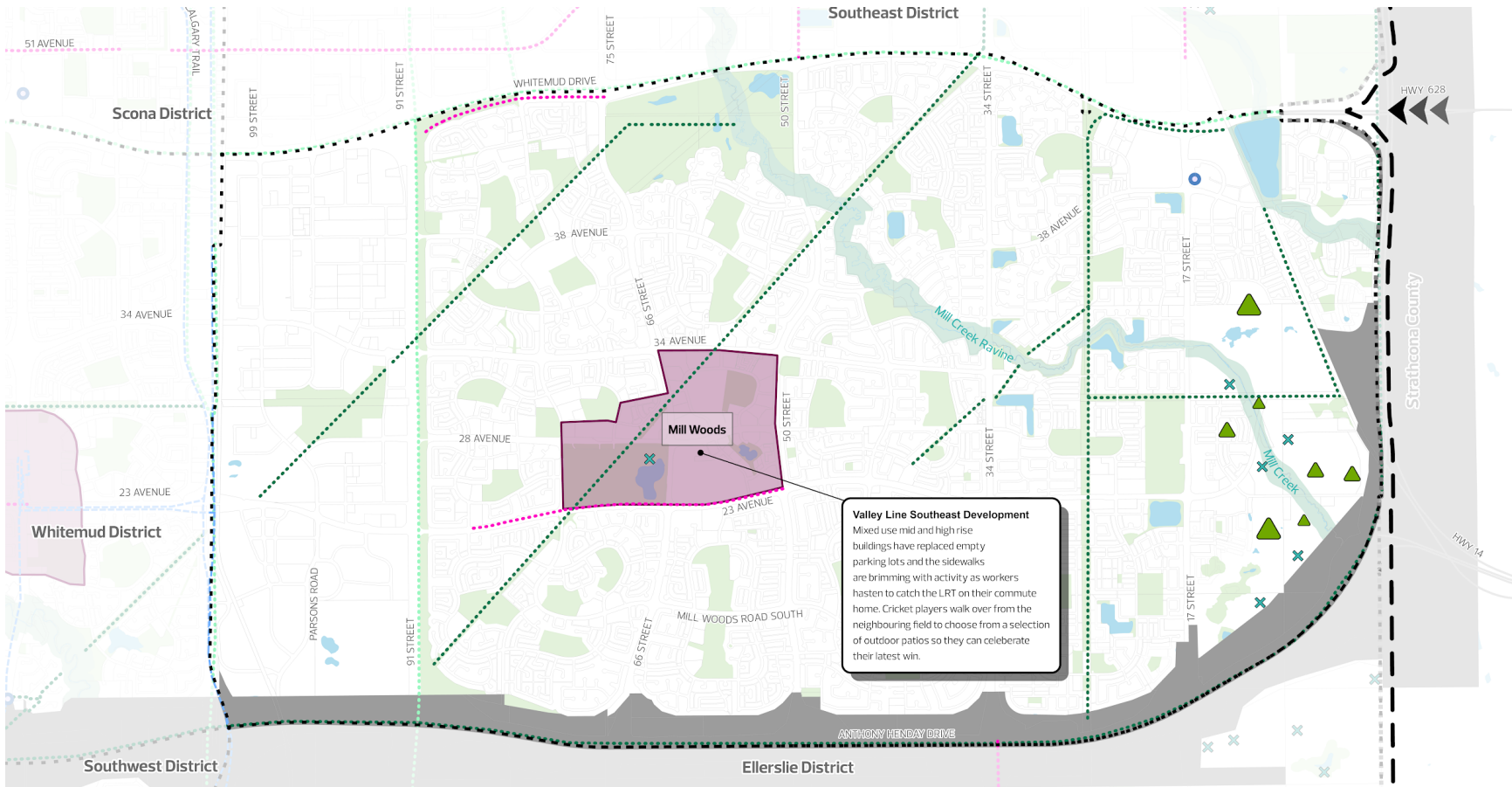
[Map 5: Managing Growth to 1.25 Million](#) identifies one Priority Growth Area for the Mill Woods and Meadows District Plan: the Mill Woods Major Node.

Map 5: Managing Growth to 1.25 Million

Managing Growth to 1.25 Million communicates geographic growth priorities and the City's expected major actions to support Edmonton's growth to 1.25 million people, such as investments in transit, active transportation and open spaces. These investments, along with others in utilities, transportation and community infrastructure will support existing and future residents. In particular, the map identifies nodes and corridors that are Priority Growth Areas and describes how changes to these areas will look and feel in the future.

Map 5: Managing Growth to 1.25 Million

Legend items are defined in District Policy Glossary



General Information

- Municipal Boundary
- Adjacent Jurisdictions
- District Boundary
- Non-Residential Area - Planned by 1.25 Million
- Undeveloped
- City Entrance
- Transportation/Utility Corridor

North Saskatchewan River Valley and Ravine System

- Open Space - Current

Priority Growth Areas

- Priority Growth Areas

1.25 Million Planned Improvements

- Citywide Mass Transit - Planned to 1.25 Million

Mass Transit Station - Planned to 1.25 Million

- Mass Transit Station - Planned to 1.25 Million
- Stormwater Management Facility - Planned

District Connector

- District Connector

Bike Route - Planned

- Habitat Greenway
- Urban Greenway

Open Space - Planned*

- Small (<0.5 ha)
- Medium (0.5 - 5.0 ha)
- Large (>5 ha)

District Energy Opportunity Areas

- Planned



0 0.25 0.5 Km

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*May include urban services. See additional plans in effect (where applicable) for details.

Source: City of Edmonton, EPCOR, Government of Alberta
See City of Edmonton Open Data for latest information.

3.2 Planning and Design

The Planning and Design system is about using land to ensure that there are opportunities for a variety of housing, employment and open spaces in each district. The Planning and Design system is made up of the following networks:

- Nodes and Corridors Network establishes logical areas to focus population and employment growth. The extent of this network is designed to accommodate Edmonton's growth to two million people.
- Green and Blue Network includes water bodies, open spaces, greenways and ecological connections throughout the city. It provides places to recreate, celebrate and recharge.
- Non-Residential Opportunities Network includes commercial and industrial -focused areas, as well as major institutions, to create productive and desirable places to attract investment and talent to the city. This provides employment opportunities and encourages ongoing investment.

District maps that show Planning and Design direction include:

- [Map 6: Land Use Concept to 1.25 Million](#)
- [Map 7: Nodes and Corridors](#)
- [Map 8: Open Space and Natural Areas to 1.25 Million](#)

Steps toward building these networks are already occurring and will continue as Edmonton grows to 1.25 million and beyond.

Map 6: Land Use Concept to 1.25 Million

The Land Use Concept to 1.25 Million map shows the district's statutory geographic plans and the broad land use categories and design influences planned for new growth and redevelopment as Edmonton reaches 1.25 million people. It combines and integrates all Planning and Design Networks, showing how they work together to achieve the district's expected growth.

Map 7: Nodes and Corridors

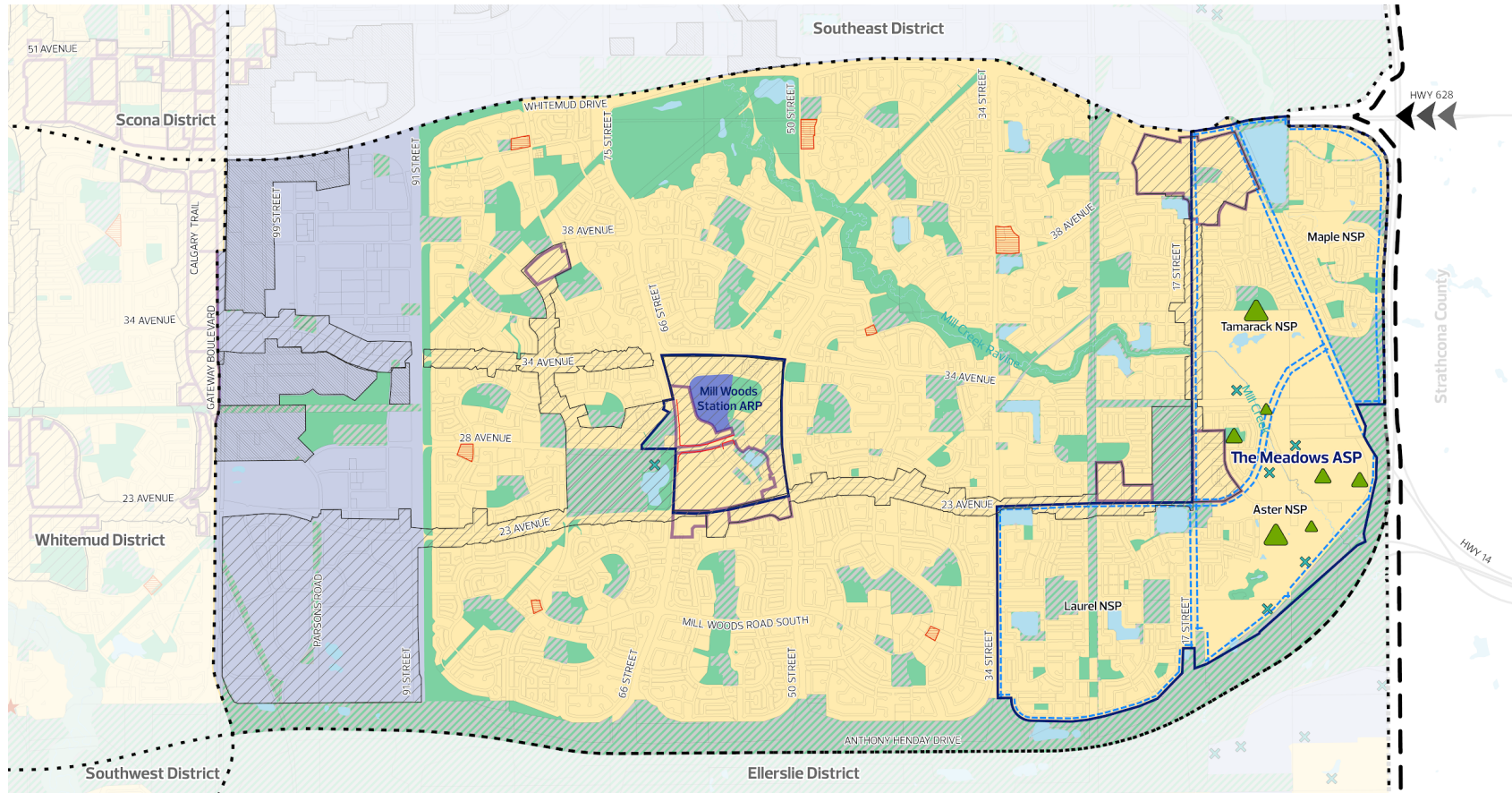
The Nodes and Corridors map elaborates on the conceptual Nodes and Corridors Network in [The City Plan](#) by more clearly identifying their boundaries. It shows areas of focus for population and employment growth, as well as the types of roads found in the Roads and Goods Movement Network. The map acts as additional information to understand and apply the land use categories shown in [Map 6: Land Use Concept to 1.25 Million](#). The appropriate scale of development depends on the type of node and corridor and roadway types, as described in the [District Policy](#).

Map 8: Open Space and Natural Areas to 1.25 Million

The Open Space and Natural Areas to 1.25 Million map elaborates on the Green and Blue Network in The City Plan with more detail and geographic specificity, including open space types and connections. The map features current and planned publicly-owned open spaces and parks as Edmonton reaches 1.25 million people. Some planned open spaces shown may be built beyond 1.25 million people, subject to growth patterns. Connections are linear greenways and open spaces supporting wildlife movement and public access to the district's natural systems.

Map 6: Land Use Concept to 1.25 Million

Legend items are defined in District Policy Glossary



- | | | | | | |
|----------------------------|--|--------------------------------|---|--------------------------|---|
| General Information | | General Land Use | | Development Areas | |
| | Municipal Boundary | | Urban Mix | | Node and Corridor Boundaries |
| | Adjacent Jurisdictions | | Commercial/Industrial Employment | | Non-Residential Intensification Area |
| | District Boundary | | Institutional Employment | | Local Node - General Location |
| | Plans in Effect - Area Structure Plan/Area Redevelopment Plan* | | Non-Residential Area - Planned by 1.25 million | | Local Node - Site |
| | Plans in Effect - Other* | | Open Space - Current | | Design Influences - Large Site |
| | City Entrance | | Urban Service** | | Design Influences - Commercial Frontage |
| | | | Agriculture | | |
| | | Open Space - Planned*** | | | |
| | | | North Saskatchewan River Valley and Ravine System | | |
| | | | Water Bodies | | |
| | | | Stormwater Management Facility - Planned | | |
| | | | Small (<0.5 ha) | | |
| | | | Medium (0.5 - 5.0 ha) | | |
| | | | Large (>5.0 ha) | | |

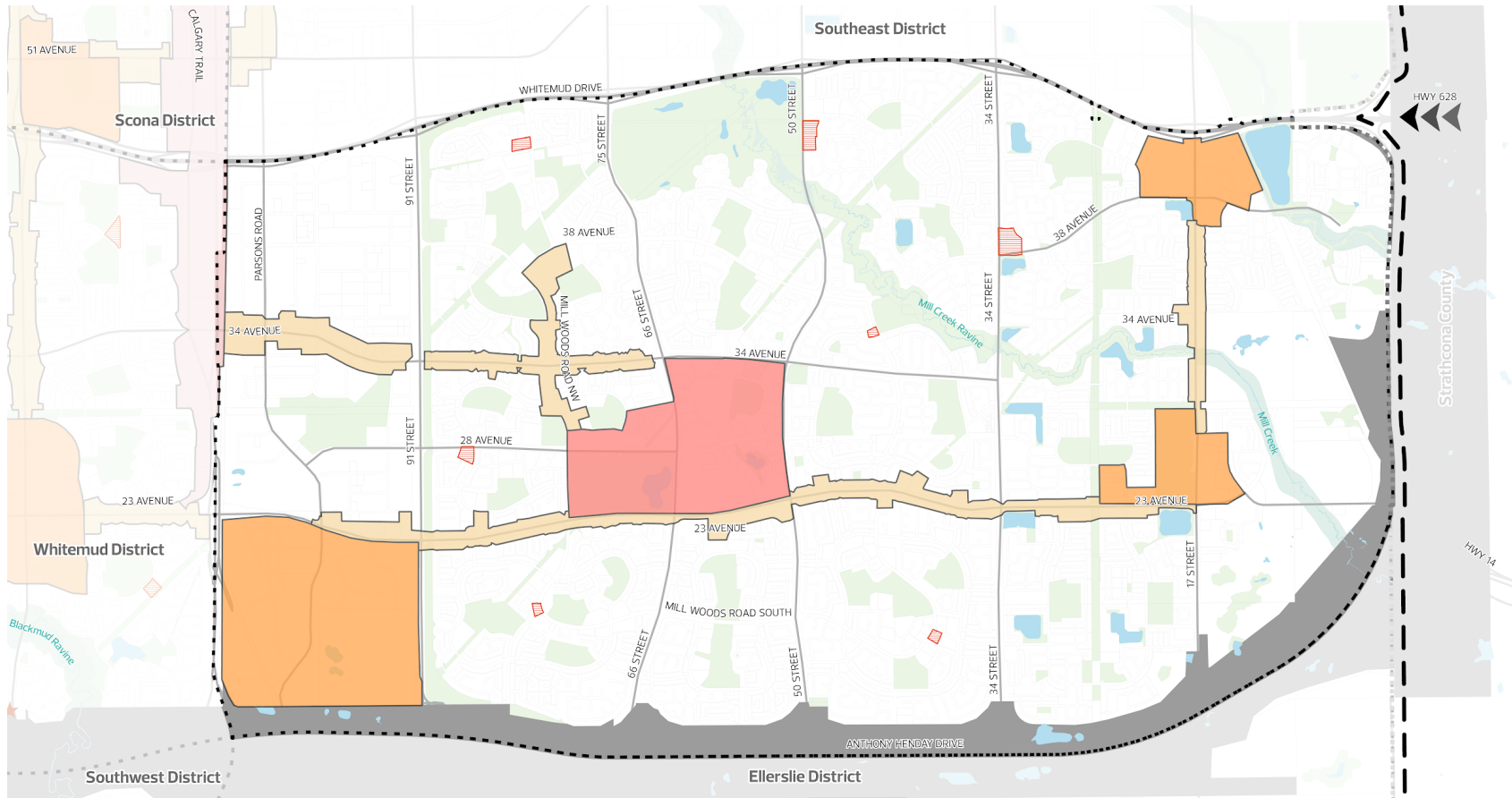
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*Plan boundaries on this map are conceptual. Consult the plan in effect for details.
**Lands designated Urban Service may include schools, fire halls, places of worship, etc.
***May include urban services. See additional plans in effect (where applicable) for details.

Source: City of Edmonton, EPCOR, Government of Alberta
See City of Edmonton Open Data for latest information.

Map 7: Nodes and Corridors

Legend items are defined in District Policy Glossary



- | | | | |
|---------------------------------|--|-------------------------------------|-------------------|
| General Information | | Node and Corridor Boundaries | |
| Municipal Boundary | Roadways - Arterial and Above | Centre City | Local Node - Site |
| Adjacent Jurisdictions | North Saskatchewan River and Ravine System | Major Node | |
| District Boundary | Open Space - Current | District Node | |
| Undeveloped | | Primary Corridor | |
| City Entrance | | Secondary Corridor | |
| Transportation/Utility Corridor | | Local Node - General Location | |

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Source: City of Edmonton, EPCOR, Government of Alberta See City of Edmonton Open Data for latest information.

Map 8: Open Space and Natural Areas to 1.25 Million

Legend items are defined in District Policy Glossary



<p>General Information</p> <ul style="list-style-type: none"> Municipal Boundary Adjacent Jurisdictions District Boundary Node and Corridor Boundaries City Entrance Transportation/Utility Corridor 	<p>Open Space Connectors and Features</p> <ul style="list-style-type: none"> River Valley Viewpoint - Current River Valley Viewpoint - Planned River Valley Trail Access - Current North Saskatchewan River Valley and Ravine System Habitat Greenway Urban Greenway 	<ul style="list-style-type: none"> Major Ecological Connection Stormwater Management Facility - Planned 	<p>Municipal Open Spaces*</p> <ul style="list-style-type: none"> Ecological Park - Current Ecological Park - Planned Metropolitan Park - Current Metropolitan Park - Planned District Park - Current District Park - Planned Community Park - Current 	<ul style="list-style-type: none"> Community Park - Planned Pocket Park - Current Pocket Park - Planned Civic Spaces and Squares - Current Civic Spaces and Squares - Planned 	<p>Planned Park Sizes</p> <ul style="list-style-type: none"> Small (<0.5 ha) Medium (0.5 ha-5.0 ha) Large (>5.0 ha) <p>Other Open Space</p> <ul style="list-style-type: none"> Special Purpose Facility Cemetery Golf Course Open Space - Other Provincial Park/Protected Area
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*Open Spaces may include urban services. Planned Open Space locations are conceptual and subject to planning stages and development timing. See additional plan in effect (where applicable) for details.

Source: City of Edmonton, EPCOR, Government of Alberta
See City of Edmonton Open Data for latest information.

3.3 Mobility

The Mobility system is about moving people and goods in an efficient and accessible manner. Any vibrant and prosperous city must have integrated transportation networks that provide residents with convenient options. Such a system should facilitate opportunity, connection and health while being safe, inclusive and barrier-free for all users. The Mobility system is made up of the following networks:

- Active Transportation Network creates critical connections using walking, rolling or biking that allow people to access destinations, amenities, daily needs and recreational opportunities.
- Transit Network provides city-wide, district and regional connectivity using mass transit, prioritizing accessible, reliable and safe services.
- Roadway and Goods Movement Network will facilitate economic development, provide access to business and employment and support regional connection and prosperity. The network includes Arterial Roadways, Principal Roadways, Expressways, Freeways and Provincial Highways.

District maps that show Mobility direction and the Roads and Goods Movement Network include:

- [Map 7: Nodes and Corridors](#)
- [Map 9: Active Transportation to 1.25 Million](#)
- [Map 10: Transit to 1.25 Million](#)

Map 9: Active Transportation to 1.25 Million

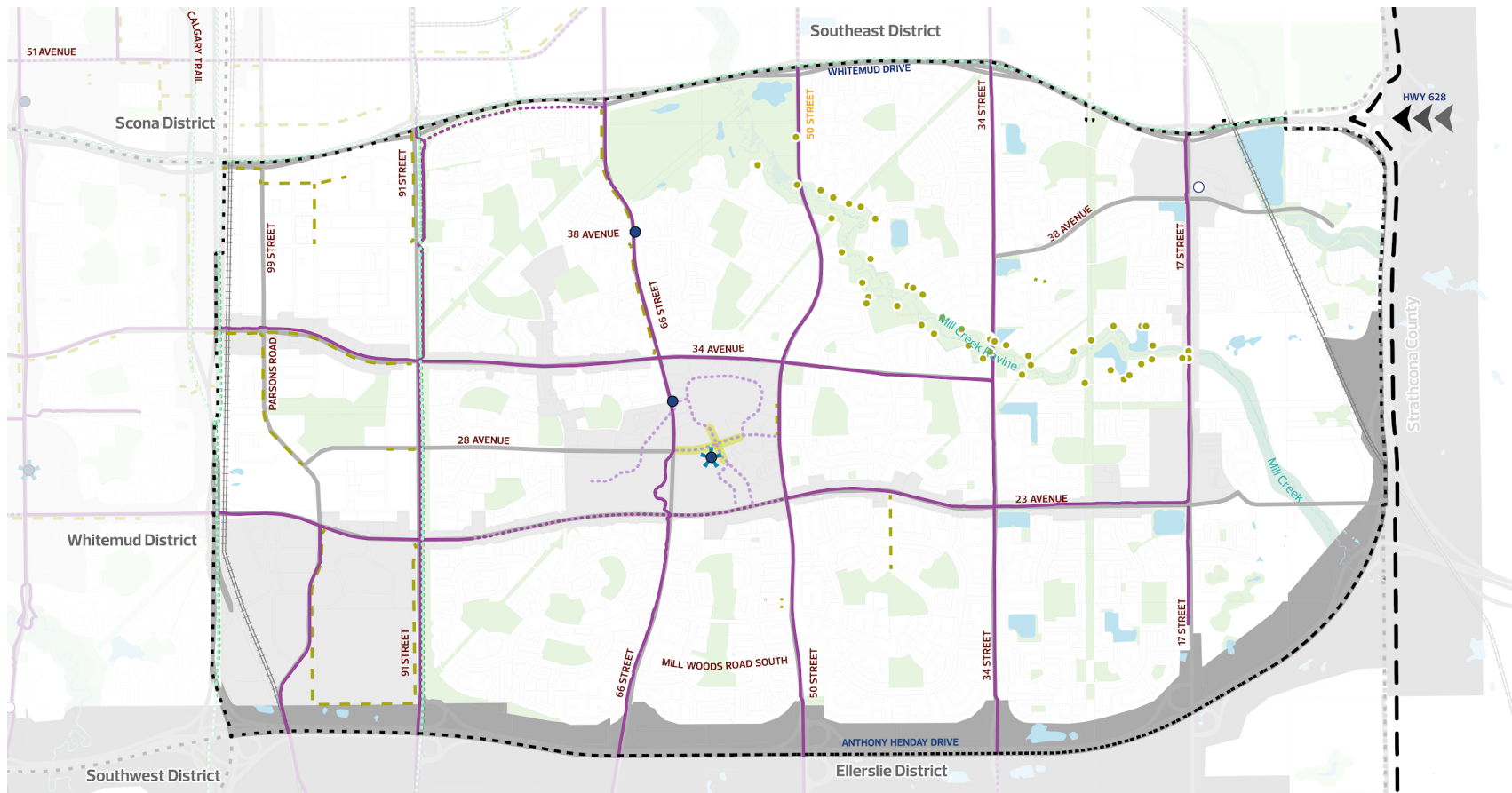
The Active Transportation to 1.25 Million map shows both the current and planned Active Transportation Network from The City Plan, the connections with mass transit stations and the interaction with the Roadway and Goods Movement Network that, together, form Edmonton's mobility system. This map identifies the district-level walking, cycling or rolling pathway intentions for the district's Active Transportation Network when Edmonton reaches 1.25 million people. For the complete Active Transportation Network once Edmonton reaches two million people, see The City Plan.

Map 10: Transit to 1.25 Million

The Transit to 1.25 Million map shows both the current and planned transit system from The City Plan and the interaction with the Roadway and Goods Movement Network that, together, form Edmonton's mobility system. This map identifies citywide and district-level bus or LRT routes intended for the district's mass transit system when Edmonton reaches 1.25 million people. For the complete Mass Transit Network once Edmonton reaches two million people, see The City Plan.

Map 9: Active Transportation to 1.25 Million

Legend items are defined in District Policy Glossary



- | | | | | | | | |
|----------------------------|--|------------------------------|---|----------------|--|-----------------|----------------------------|
| General Information | | Active Transportation | | Transit | | Roadways | |
| | Municipal Boundary | | District Connector Bike Route - Current | | Active Transportation Regional Connection | | Arterial Roadway |
| | Adjacent Jurisdictions | | District Connector Bike Route - Planned | | River Valley Active Transportation Regional Connection | | Principal Roadway |
| | District Boundary | | Bike Connection - Identified Opportunities | | Mass Transit Station - Current | | Highway/Freeway/Expressway |
| | Node and Corridor Boundaries | | Pedestrian Priority Area | | Mass Transit Station - Planned to 1.25 Million | | |
| | Innovation Corridor | | Pedestrian Connection - Identified Opportunities | | | | |
| | Non-Residential Area - Planned by 1.25 Million | | River Valley Trail Access - Current | | | | |
| | Undeveloped | | Urban Greenway | | | | |
| | | | Active Transportation Bridge - Current | | | | |
| | | | Active Transportation Bridge - Planned | | | | |
| | | | City Entrance | | | | |
| | | | Transportation/Utility Corridor | | | | |
| | | | Railway | | | | |
| | | | North Saskatchewan River Valley and Ravine System | | | | |
| | | | Open Space - Current | | | | |

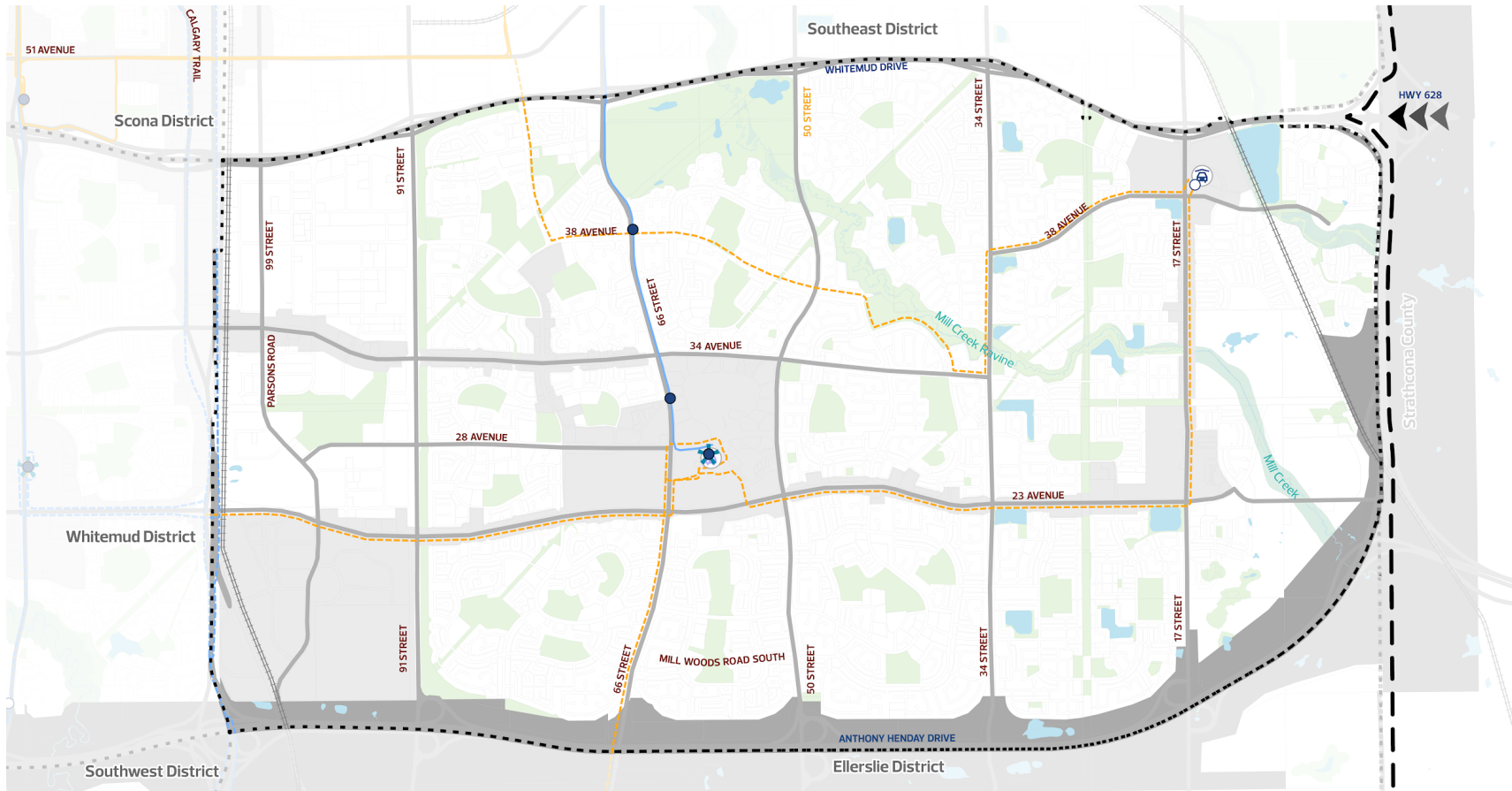
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Note that some roadway alignments are conceptual. Refer to additional plans in effect (where applicable) for details.

Source: City of Edmonton, EPCOR, Government of Alberta See City of Edmonton Open Data for latest information.

Map 10: Transit to 1.25 Million

Legend items are defined in District Policy Glossary



- | | | | | | | | |
|----------------------------|--|------------------------------|--|----------------|---|-----------------|----------------------------|
| General Information | | Active Transportation | | Transit | | Roadways | |
| | Municipal Boundary | | Active Transportation Regional Connection | | Citywide Mass Transit - Current | | Arterial Roadway |
| | Adjacent Jurisdictions | | River Valley Active Transportation Regional Connection | | Citywide Mass Transit - Planned to 1.25 Million | | Principal Roadway |
| | District Boundary | | North Saskatchewan River Valley and Ravine System | | Citywide Mass Transit - Identified Opportunity | | Highway/Freeway/Expressway |
| | Node and Corridor Boundaries | | Open Space - Current | | District Mass Transit - Current | | |
| | Innovation Corridor | | Undeveloped | | District Mass Transit - Planned to 1.25 Million | | Mobility Hub |
| | Non-Residential Area - Planned by 1.25 Million | | City Entrance | | Mass Transit Station - Current | | Park and Ride - Current |
| | | | Transportation/Utility Corridor | | Mass Transit Station - Planned to 1.25 Million | | Park and Ride - Planned |
| | | | Railway | | | | |

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Note that some roadway alignments are conceptual. Refer to additional plans in effect (where applicable) for details.

Source: City of Edmonton, EPCOR, Government of Alberta See City of Edmonton Open Data for latest information.

4 Area-Specific Policy

This Area-Specific Policy section lists additional or exceptional policies as well as other geographic plans and tools to consider when making land use decisions for specific areas of the district. The information in this section must be considered alongside the [District Policy](#) for complete planning direction.

Policies in this section may include:

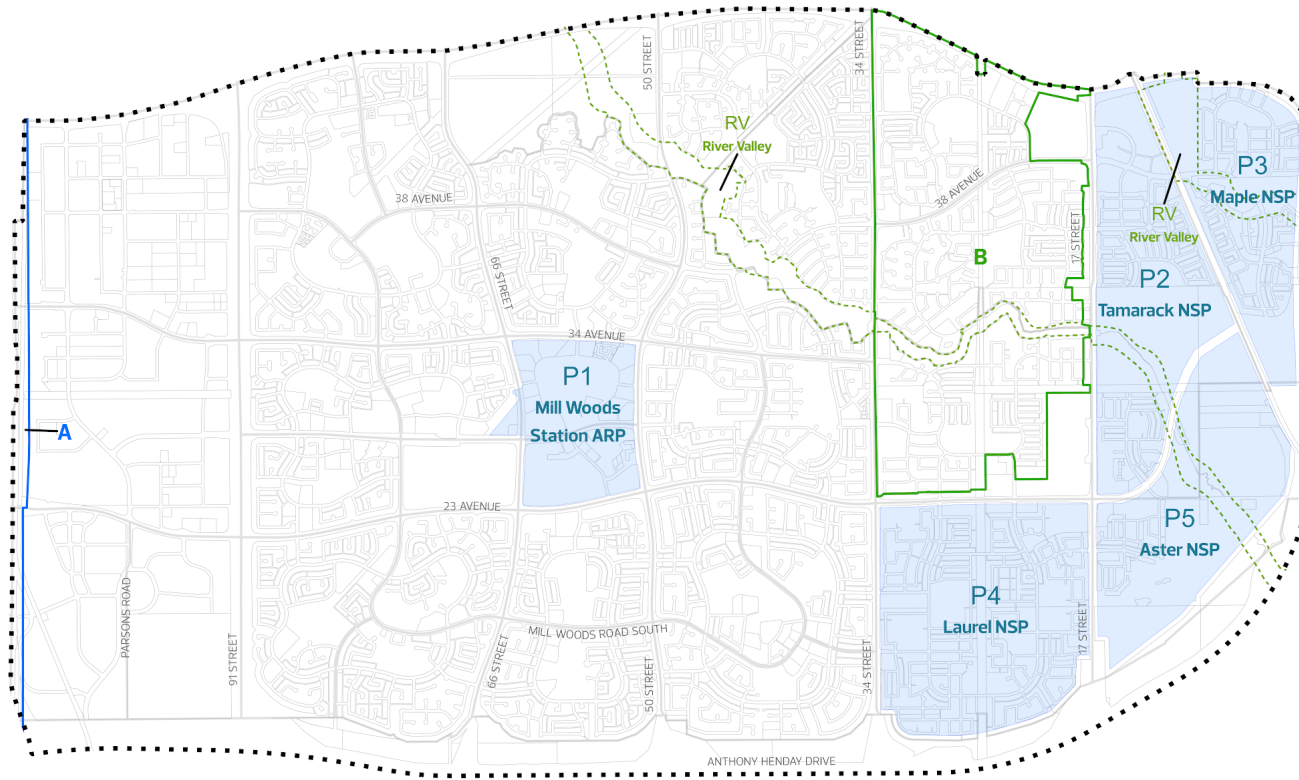
- Planning guidance that must be considered in addition to that found in the District Policy, or
- Planning guidance that is an exception to policies found in the District Policy

Reference [Map 11: Area-Specific Policy Subareas](#) to identify the geographic areas where additional or exceptional policies apply in this district and [Table 2: Area-Specific Policy](#) for the detailed policy direction. In the event of a conflict between **Table 2** and the District Policy, **Table 2** shall prevail.

Where no specific policy applies for a particular location on **Map 11**, refer to the district plan maps and District Policy for planning guidance.

Refer to [Section 1.2](#) 'Authority and Relationship to other Plans' of this district plan for information on how any geographic plans listed in **Table 2** shall be read with the District Policy and this district plan.

Map 11: Area-Specific Policy Subareas



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Source: City of Edmonton, EPCOR, Government of Alberta
See City of Edmonton Open Data for latest information.

Table 2 - Area-Specific Policy Table

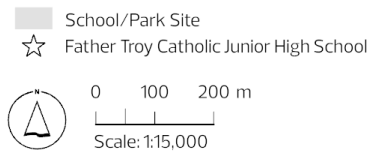
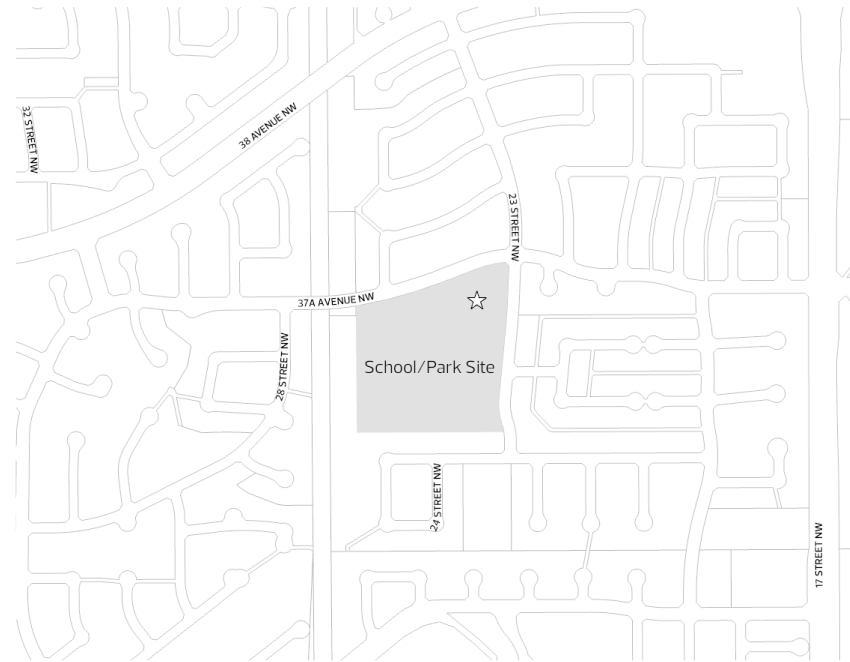
Subarea	Additional or Exceptional Policy
A	<p>A-1 Development along Calgary Trail and Gateway Boulevard - Urban Design The following guidelines, in order of priority, shall be encouraged:</p> <ul style="list-style-type: none"> a) Development shall be designed to create an attractive view from Gateway Boulevard NW. b) Screen parking areas and open yard storage from view from Gateway Boulevard NW. c) Built forms should front, or appear to face onto Gateway Boulevard NW.
A	<p>A-2 Signage Along Calgary Trail and Gateway Boulevard Greater attention shall be given to improving the location, siting, comprehensibility and design of signage in the Calgary Trail/Gateway Boulevard corridor, including:</p> <ul style="list-style-type: none"> a) avoiding undesirable effects on adjacent residential areas; and b) discouraging the use of portable signs and free-standing billboards, including digital billboards
A	<p>A-3 Highway 2 Corridor For further planning direction for lands south of 23 Avenue, refer to the Highway 2 Corridor Design Guidelines.</p>

Subarea Additional or Exceptional Policy

B-1 Wild Rose School Site

Wild Rose park is designated to accommodate a public elementary school.

B



Subarea Additional or Exceptional Policy

B-2 Meadows District Park School Sites

The Meadows District Park is designated as a District Park/High School Campus and can accommodate both public and separate senior high schools.

B



Subarea Additional or Exceptional Policy

B

B-3 Silver Berry School Sites

Silver Berry Park is designated to accommodate a public elementary school, a separate elementary/junior high school and a community league facility.



P1

P1-1 Mill Woods Station

For further planning direction refer to the Mill Woods Station Area Redevelopment Plan.

P2

P2-1 Tamarack Neighbourhood

For further planning direction refer to the Tamarack Neighbourhood Structure Plan.

P3

P3-1 Maple Neighbourhood

For further planning direction refer to the Maple Neighbourhood Structure Plan.

P4

P4-1 Laurel Neighbourhood

For further planning direction refer to the Laurel Neighbourhood Structure Plan.

Subarea Additional or Exceptional Policy	
P5	<p>P5-1 Aster Neighbourhood P5 For further planning direction refer to the Aster Neighbourhood Structure Plan.</p>
RV	<p>RV-1 North Saskatchewan River Valley and Ravine System Refer to the North Saskatchewan River Valley ARP and Ribbon of Green strategic plan for additional planning direction and strategic context.</p>

Where no subareas have been identified, the [District Policy](#) and district plan maps (Maps 1 to 10) shall guide planning decisions.

5 Growth to 2 Million

"This is why the time is now to plan ahead. It's not a matter of if we will hit two million but when. The best way for our children and grandchildren to have as positive an experience with their city as we enjoy today - an even better one - is to imagine what that city will look like, how it will operate, how it will grow, how businesses will flourish, how parks will welcome all and how creativity will thrive." - The City Plan

Cities are constantly evolving and responding to a changing world. [The City Plan](#) describes the choices Edmonton needs to make to become a healthy, urban and climate-resilient city of two million people that supports a prosperous region. This vision will take Edmonton time to achieve and the work towards a population of two million will continue beyond this iteration of the district plan. After Edmonton reaches 1.25 million people, district level planning will continue to support the development and transformative change of communities for the next population horizons outlined in The City Plan: 1.5 million, 1.75 million and two million people. The City Plan provides wide-ranging directions for Edmonton's long-term future - what the city and districts will look like at two million people and what needs to be done to support growth to create a great place to live.

[Map 12: Vision at 2 Million](#) captures how the Mill Woods and Meadows District is expected to continue to evolve beyond the 1.25 million population horizon of this district plan and in alignment with The City Plan, as Edmonton reaches two million people.

Development and investment in the Mill Woods and Meadows District may include the following:

- Land use diversification and more employment activity and housing opportunities along 34 Avenue and adjacent to parts of Mill Woods Road.
- Redevelopment along 23 Avenue linking a new mixed-use District Node (South Common-Research Park) with the growing major node at Mill Woods Town Centre.
- Selective intensification and diversification along 17 Street and the twin nodes of Meadows North (surrounding Meadows mass transit station) and Meadows South (surrounding Meadows Recreation Centre).
- The creation and strengthening of local nodes to provide commercial services and additional housing options within neighbourhoods.

Both the public and private sectors have roles in initiating and advancing growth opportunities. Growth may also be supported by City investments in the physical, environmental and social networks to complement [The City Plan's](#) networks as well as create additional networks to activate growth in the district. The goal is to be ready for the continual, collaborative shaping of the future.

Map 12: Vision at 2 Million

The Vision at 2 Million map provides an aspirational illustration of the district when Edmonton reaches two million people. The map includes a 3D model of the district to emphasize areas of change based on The City Plan's systems and growth targets. The detailed illustrations show examples of how The City Plan's vision might unfold in specific areas of the district. **This map is not intended to guide specific land and development decisions but to indicate the general direction and high level vision for what the district might look like in the future.**

Map 12: Vision at 2 Million

