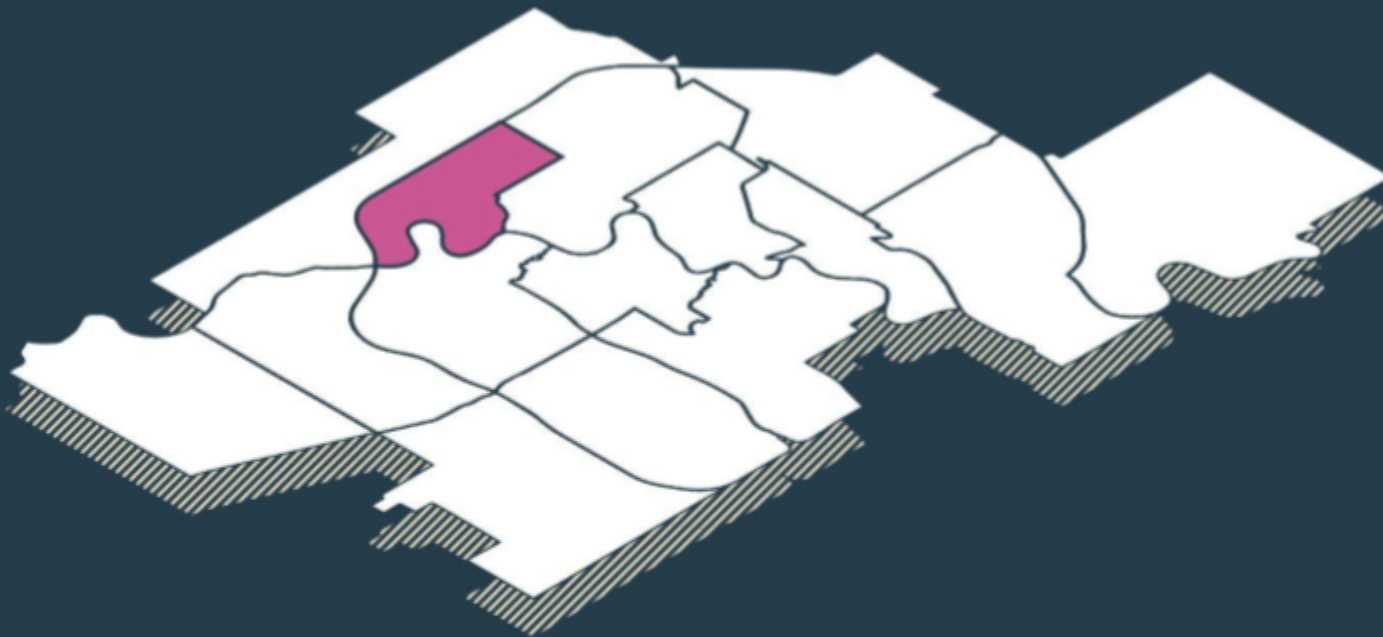


WEST EDMONTON DISTRICT PLAN

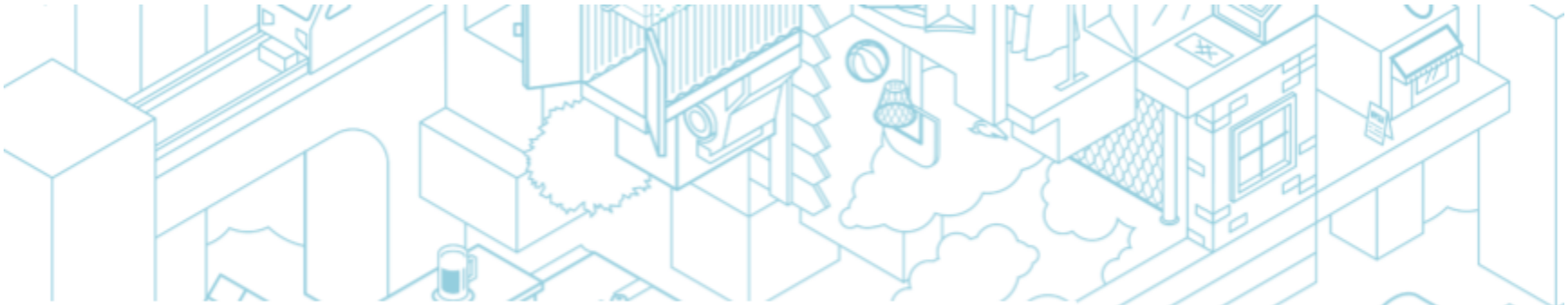
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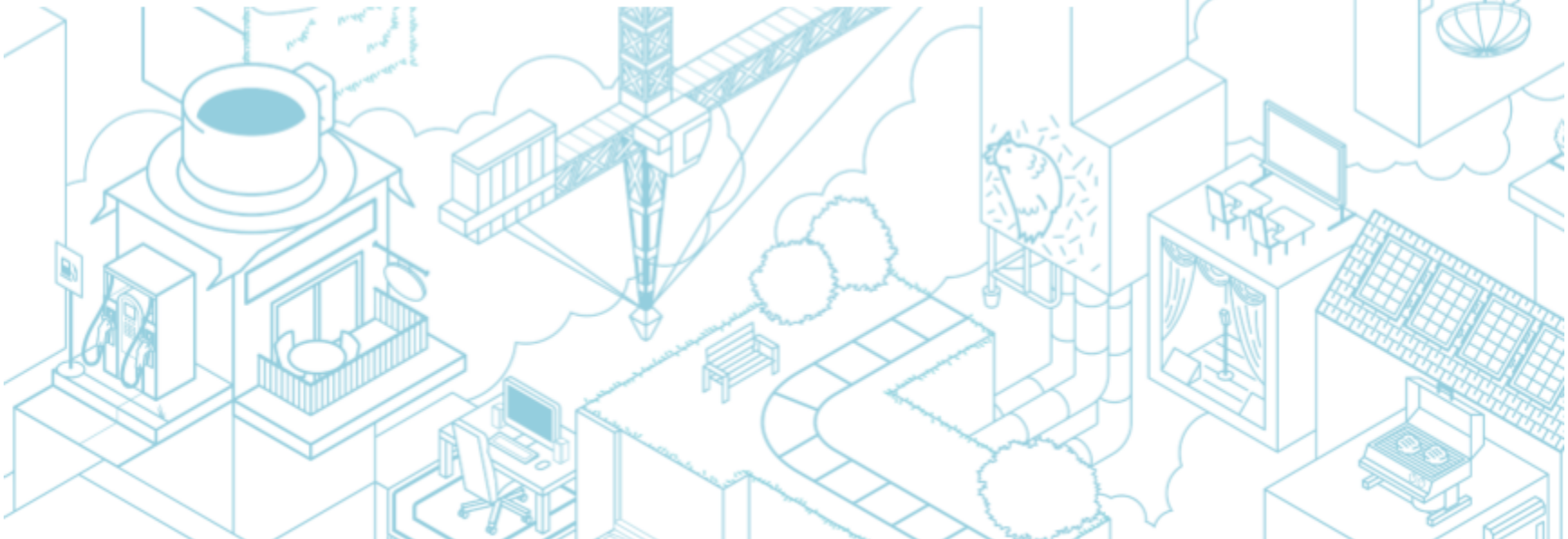
Draft 2023

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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).

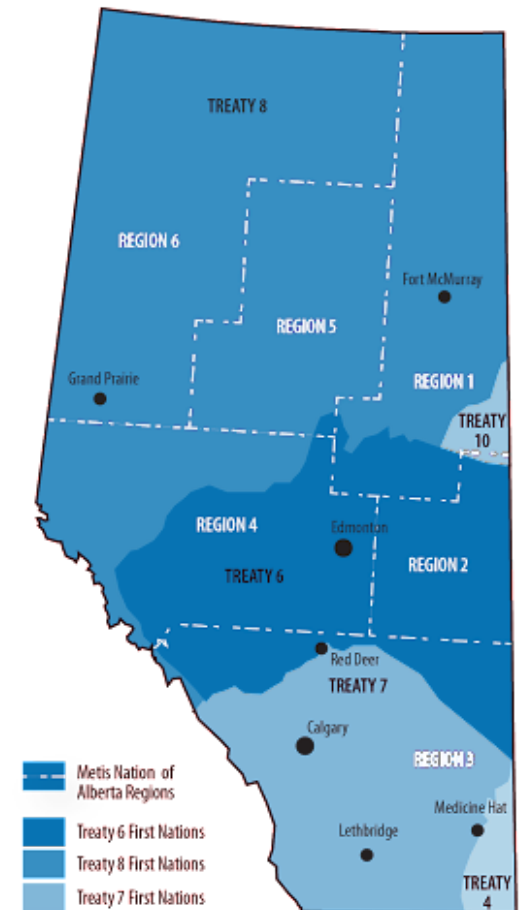
Where Edmonton has been a gathering place for Indigenous Peoples for thousands of years, *iyiniw iskwewak wihtwawin* (the committee of Indigenous matriarchs) have gifted traditional names to the City of Edmonton's naming committee to honour these sacred places in Edmonton and to preserve the history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

Nakota Isga (pronunciation: NA-KOH-TAH EE-SKA) originates from the Sioux language means The People; Alexis Nakota Sioux Nation is the furthest northwestern representative of the Siouan language family and many Alexis people use the name Isga to refer to themselves.

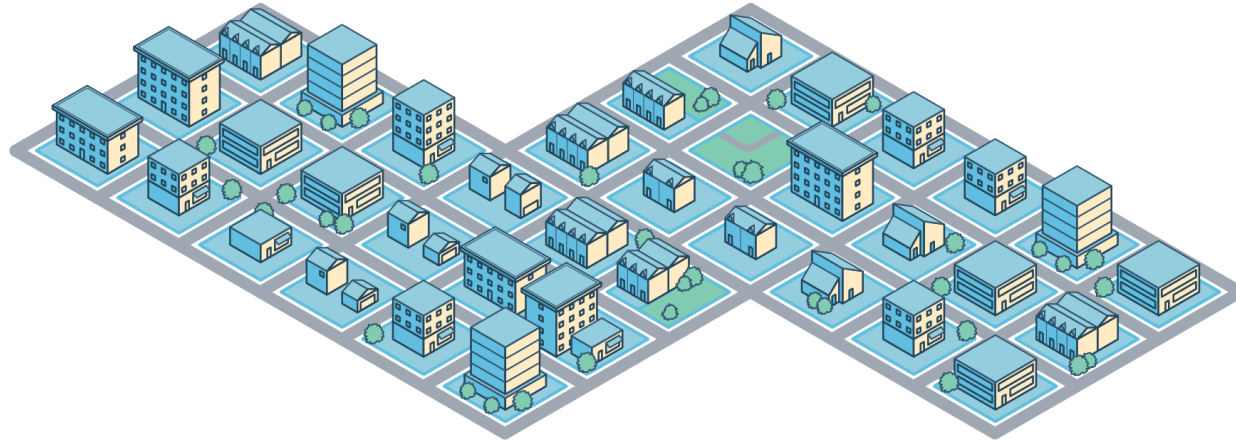
sipiwiyiniwak (pronunciation: SEE-PEE-WIN-EE-WOK) originates from the Enoch Cree language. Because of their proximity to the North Saskatchewan River, Enoch Cree Nation members were known as the River Cree to other tribes, or in the Cree language, sipiwiyiniwak.

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.

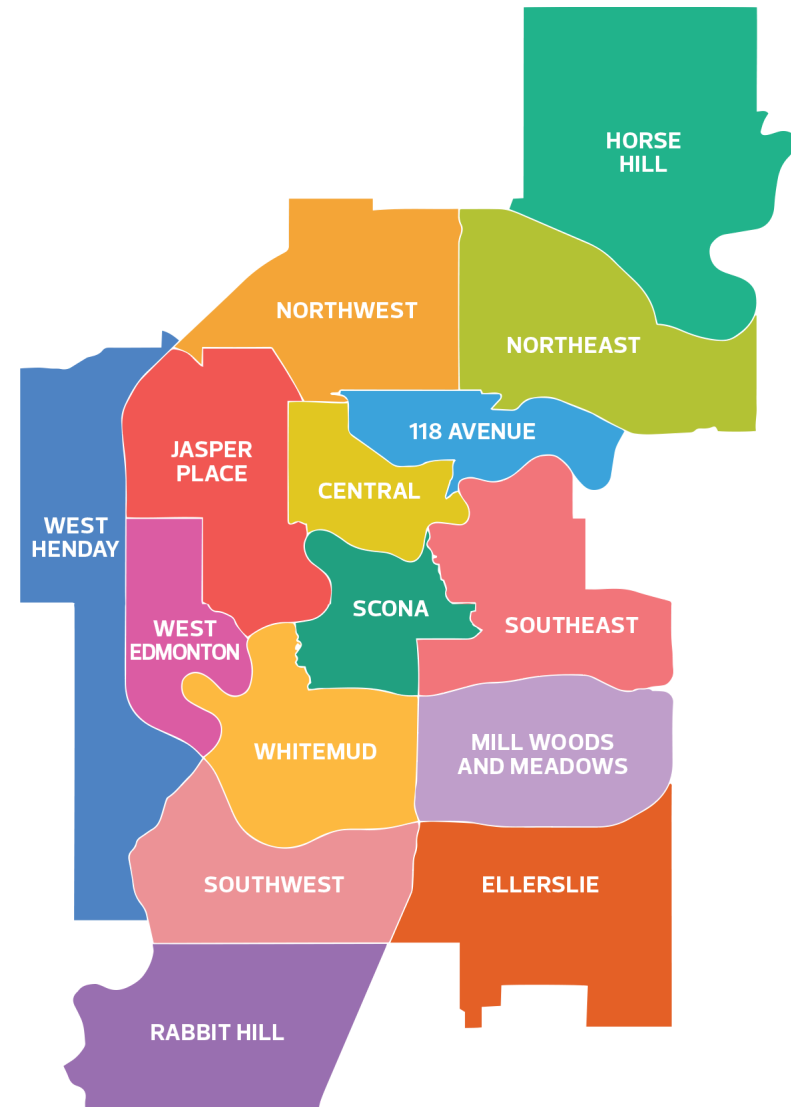
There are 16 district plan bylaws:

- **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 West Edmonton 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](#). Nearby districts include West Henday and Jasper Place. Across the North Saskatchewan River is the Whitemud District to the east and Southwest District to the south. West Edmonton District includes all lands depicted in [Map 1: Citywide Context](#), including the following neighbourhoods:

- Aldergrove
- Belmead
- Callingwood North
- Callingwood South
- Cameron Heights
- Dechene
- Donsdale
- Gariepy
- Jamieson Place
- La Perle
- Lyburn
- Oleskiw
- Ormsby Place
- Place La Rue
- River Valley Cameron
- River Valley Oleskiw
- Summerlea
- Terra Rosa
- Thorncliff
- Wedgewood Heights
- Westridge

The West Edmonton District is generally bordered by Stony Plain Road NW, 170 Street NW and the North Saskatchewan River to the east and Anthony Henday Drive (Highway 216) to the south and west. These roadways connect and support movement of people and goods, mass transit and active transportation modes between the district and its surrounding areas.

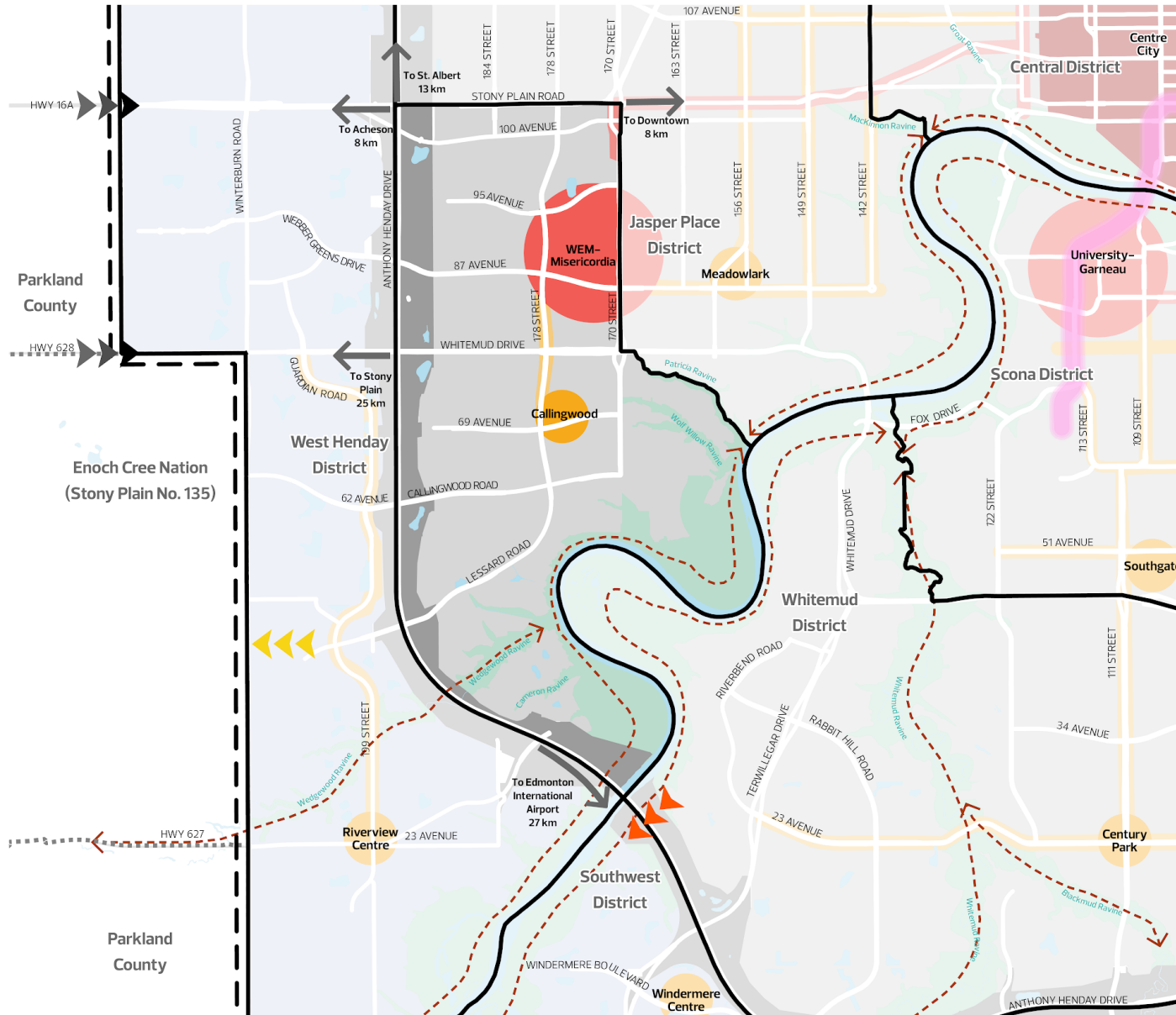
This district includes Wedgewood Ravine, Cameron Ravine, Wolf Willow Ravine, Patricia Ravine and the greater Oleskiw River Valley Park. These provide major recreational parks, amenities and open space, and connect the district to Edmonton’s river valley and ravine system.

Map 1: Citywide Context

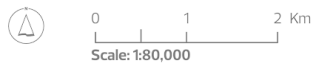
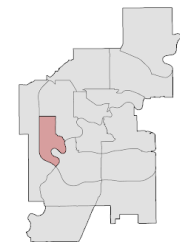
The Citywide Context map focuses on the district’s position and location within the city and its relationship to other districts. It highlights the general layout of nodes and corridors and key mobility and ecological connections, within and beyond the district.

Map 1: Citywide Context

Legend items are defined in District Policy Glossary



- General Information**
- Municipal Boundary
 - Adjacent Jurisdictions
 - District Boundary
 - Innovation Corridor
 - City Entrance
 - Transportation/Utility Corridor
 - Road Network
 - Active Transportation Regional Connection
 - River Valley Active Transportation Regional Connection
 - North Saskatchewan River Valley and Ravine System
 - Major Ecological Connection
- City Plan Nodes and Corridors**
- Centre City
 - Major Node
 - District Node
 - Primary Corridor
 - Secondary Corridor
- Pattern Areas**
- Redeveloping Area
 - Developing Area
 - Future Growth Area



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2.2 Historical Context

The land within the West Edmonton 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 arrived. 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 today. 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 West Edmonton District includes land originally reserved for the Enoch Cree Nation pursuant to the signing of Treaty 6. The reserve land base stretched from Acheson to the banks of the North Saskatchewan River. In response to settler demands for land access and resources, federal politicians and land agents forced the surrender of portions of the Enoch Cree Nation reserve lands in 1902, and again in 1908. The remaining Enoch Cree Nation lands are now located outside the city's boundaries, west of the district.

Early settlement in the district was agricultural. In 1912, the Edmonton Country Club golf course opened for play in the district's prominent bend in the river. A farm on the river flat immediately to the east continued operating until 1970 and was the subject of development proposals until the City of Edmonton

purchased it in 2007 for park purposes. In 2021, the park was named after Jan Reimer, Edmonton's first woman mayor.

Northeastern portions of land in the West Edmonton District were annexed by the City of Edmonton when West Jasper Place, Springfield/Callingwood and Springfield North were brought into the municipal boundaries during the 1960s and 1970s.

In 1981, the first phase of West Edmonton Mall was developed in the Summerlea neighbourhood. The mall continued to grow with three additional phases until its completion in 1999. The mall's development stimulated the district's residential development at the time and has continued to serve as a popular destination in the city.

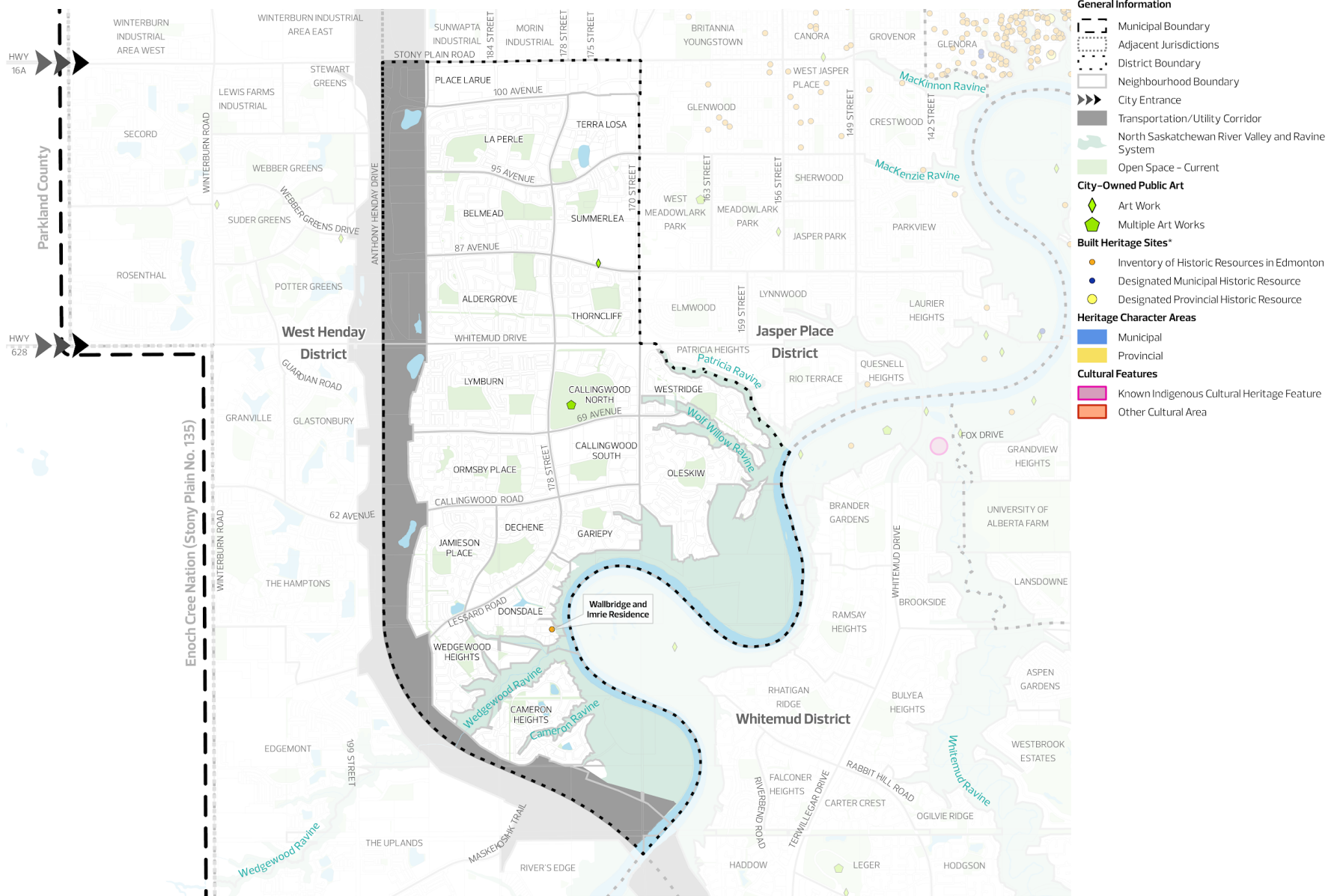
Historical and culturally important locations for this district are identified in [Map 2: Heritage and Culture](#). While only formally-recognized locations have been included, other informally-known significant historic and cultural features from a wide range of groups, cultures and times exist in this 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**
- Municipal Boundary
 - Adjacent Jurisdictions
 - District Boundary
 - Neighbourhood Boundary
 - City Entrance
 - Transportation/Utility Corridor
 - North Saskatchewan River Valley and Ravine System
 - Open Space - Current
- City-Owned Public Art**
- Art Work
 - Multiple Art Works
- Built Heritage Sites***
- Inventory of Historic Resources in Edmonton
 - Designated Municipal Historic Resource
 - Designated Provincial Historic Resource
- Heritage Character Areas**
- Municipal
 - Provincial
- Cultural Features**
- Known Indigenous Cultural Heritage Feature
 - Other Cultural Area

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2.3 Development Context

The West Edmonton District consists mainly of residential homes located along interior loops and cul-de-sacs with community focal points such as schools with large recreational open spaces or stormwater management facilities. The district's southern neighbourhoods of Wedgewood Heights and Donsdale include rural residential lots adjacent to the River Valley and ravine system.

The district is defined by large format retail and strip mall commercial uses along its arterial roadways (100 Avenue NW, 170 Street NW, and 178 Street NW). Major commercial and recreational anchors that serve the West Edmonton District neighbourhoods include Place La Rue, Terra Losa, West Edmonton Mall, Jamie Platz YMCA and the Marketplace at Callingwood.

Major transit infrastructure in the district is located at West Edmonton Mall. The West Edmonton District will also see the addition of the West Valley Line Light Rail Transit (LRT). Neighbourhoods in the western and eastern areas of this district will be influenced by the ongoing LRT development of the Valley Line West along 87 Avenue NW. The LRT will improve the district's transit connections to Downtown and south Edmonton.

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 West Edmonton District and Edmonton citywide.

Additionally, West Edmonton District includes Wedgewood Ravine, Wolf Willow Ravine and Patricia Ravine. These ravine systems are composed of forested areas and steep land elevations. These forested areas are part of the River Valley and serve Edmonton's and the broader region's biodiversity.

The E.L. Smith Water Treatment Plant and kīsikāw pīsim Solar Farm are located in the district's southernmost portion of the River Valley. kīsikāw pīsim means "daylight sun" in Cree and the solar farm will generate renewable energy to help power the water treatment plant and its water treatment and distribution processes.

Current Plans in Effect

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

- North Saskatchewan River Valley Area Redevelopment Plan – 1985
- Place LaRue West Neighbourhood Area Structure Plan – 2004

Map 3: District Context - Assets

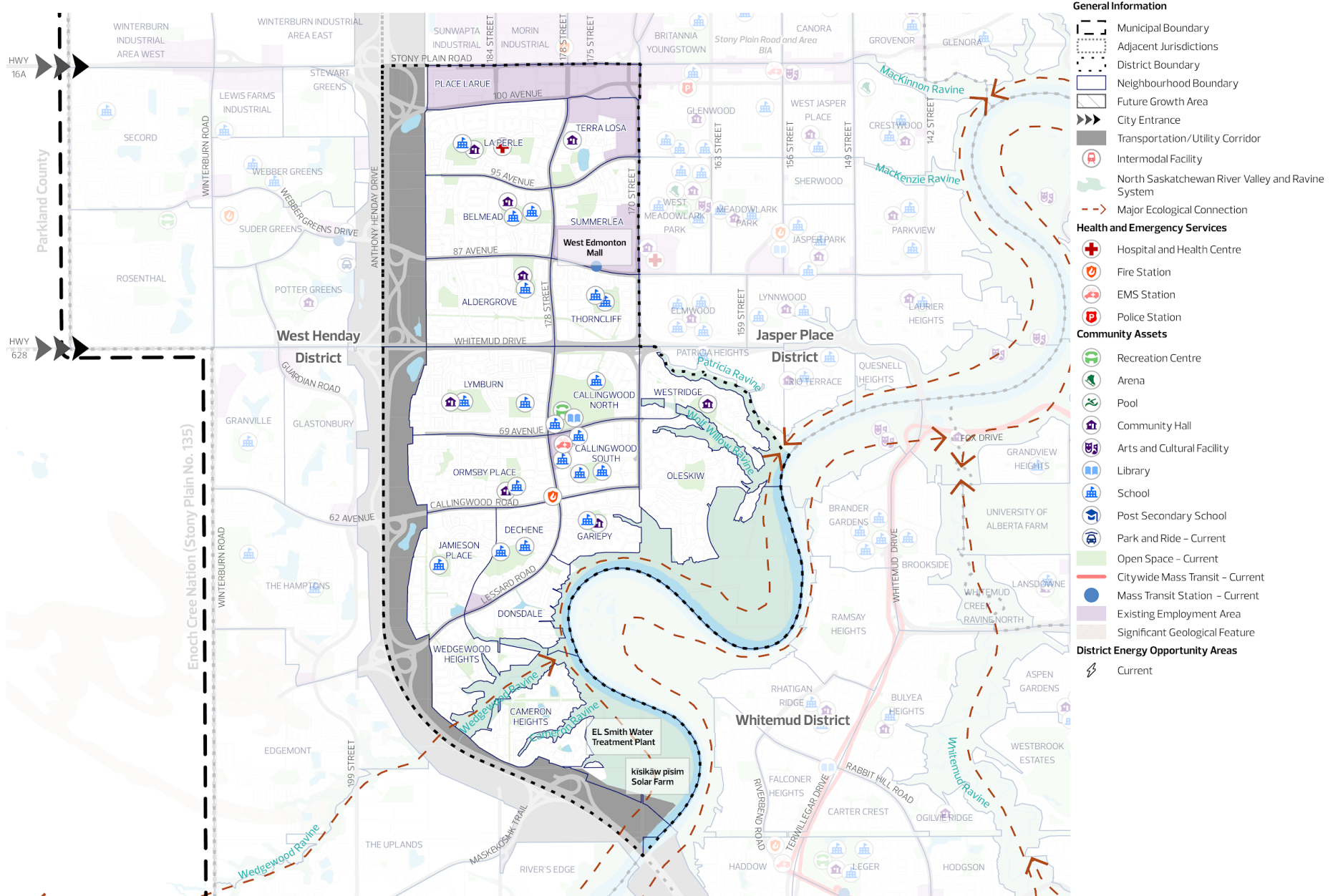
The District Context - Assets map is a snapshot of the existing conditions at the time of plan adoption—and highlights opportunities to implement 15-minute communities. The map includes employment areas, open spaces, emergency services, citywide mass transit routes and cultural, educational and recreational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



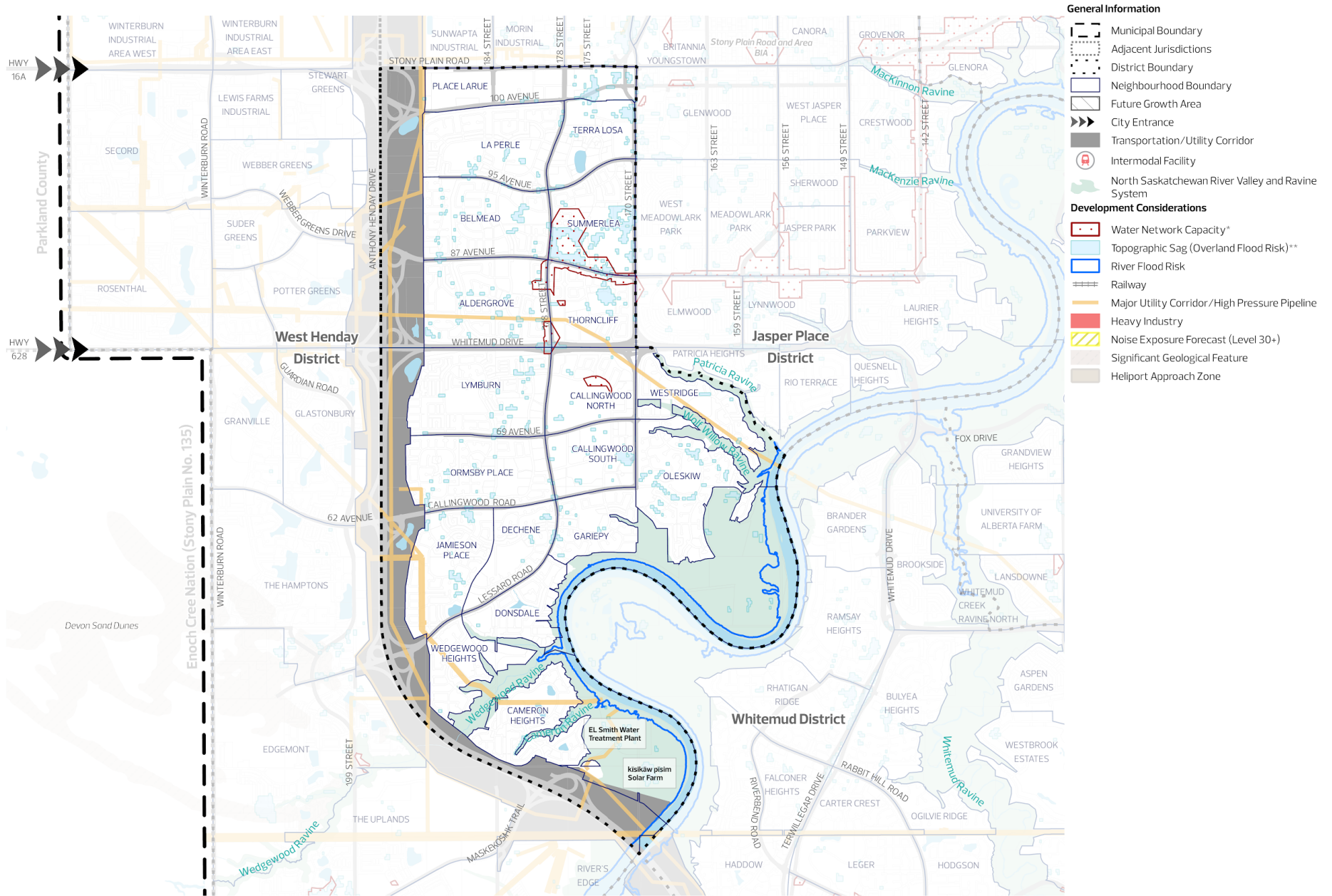
- General Information**
- ▬ Municipal Boundary
 - ▬ Adjacent Jurisdictions
 - ▬ District Boundary
 - ▬ Neighbourhood Boundary
 - ▬ Future Growth Area
 - ▶▶▶ City Entrance
 - ▬ Transportation/Utility Corridor
 - 🚆 Intermodal Facility
 - 🌿 North Saskatchewan River Valley and Ravine System
 - - - Major Ecological Connection
- Health and Emergency Services**
- 🏥 Hospital and Health Centre
 - 🚒 Fire Station
 - 🚑 EMS Station
 - 🚓 Police Station
- Community Assets**
- 🏞️ Recreation Centre
 - 🏟️ Arena
 - 🏊 Pool
 - 🏠 Community Hall
 - 🎨 Arts and Cultural Facility
 - 📖 Library
 - 🎓 School
 - 🎓 Post Secondary School
 - 🚗 Park and Ride - Current
 - 🟢 Open Space - Current
 - 🚇 Citywide Mass Transit - Current
 - 🚉 Mass Transit Station - Current
 - 🏢 Existing Employment Area
 - 🌋 Significant Geological Feature
- District Energy Opportunity Areas**
- ⚡ Current

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

Map 4: District Context – Development Considerations

Legend items are defined in District Policy Glossary



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

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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.

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 West Edmonton 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 West Edmonton 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 in parts of WEM-Misericordia Major Node and as the Cameron Heights neighbourhood completes building. Growth will occur according to approved plans and/or future plans that support new development and are aligned with The City Plan and regional direction.

Employment growth will be modest and expected to occur in the Stony Plain Road Primary Corridor and in the western portion of the Place LaRue neighbourhood.

Table 1 provides the anticipated population and employment numbers for the West Edmonton District at the 1.25 million and two million population horizons of [The City Plan](#). This considers the West Edmonton 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	58,000	59,000	69,000
District Employment	25,000	25,000	32,000

* 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 actively developing neighbourhoods are described in greater detail in local plans, such as Neighbourhood Area 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.

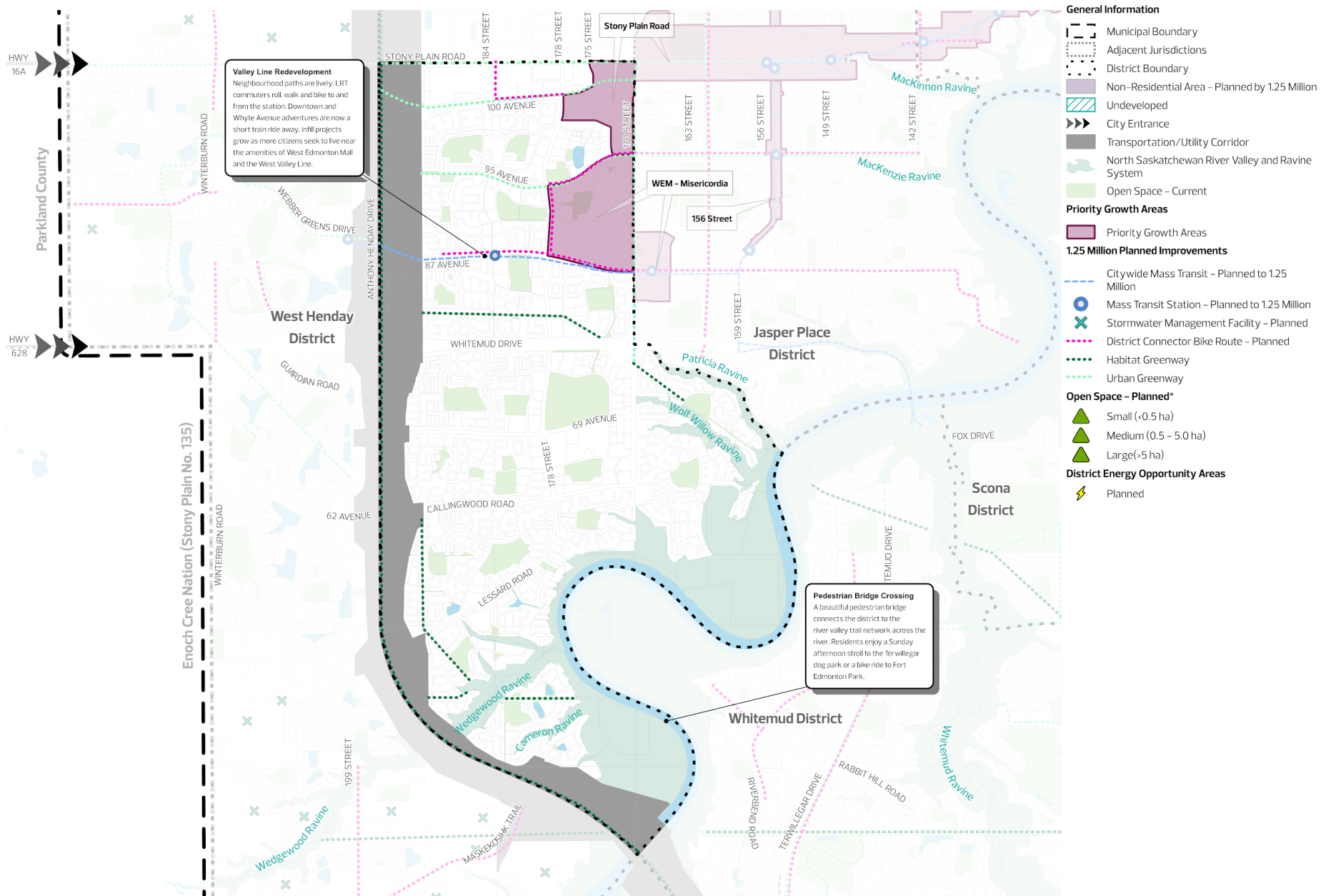
[Map 5: Managing Growth to 1.25 Million](#) identifies two Priority Growth Areas for the West Edmonton District Plan: the Stony Plain Road Primary Corridor and the WEM-Misericordia Major Node.

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



Valley Line Redevelopment
Neighbourhood paths are lively. LRT commuters roll, walk and bike to and from the station. Downtown and Whyte Avenue adventures are now a short train ride away. Infill projects grow as more citizens seek to live near the amenities of West Edmonton Mall and the West Valley Line.

Pedestrian Bridge Crossing
A beautiful pedestrian bridge connects the district to the river valley trail network across the river. Residents enjoy a Sunday afternoon stroll to the Terwillegar dog park or a bike ride to Fort Edmonton Park.

- 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
 - ✕ Stormwater Management Facility - Planned
 - - - 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



Scale: 1:60,000
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*May include urban services. See additional plans in effect (where applicable) for details.

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

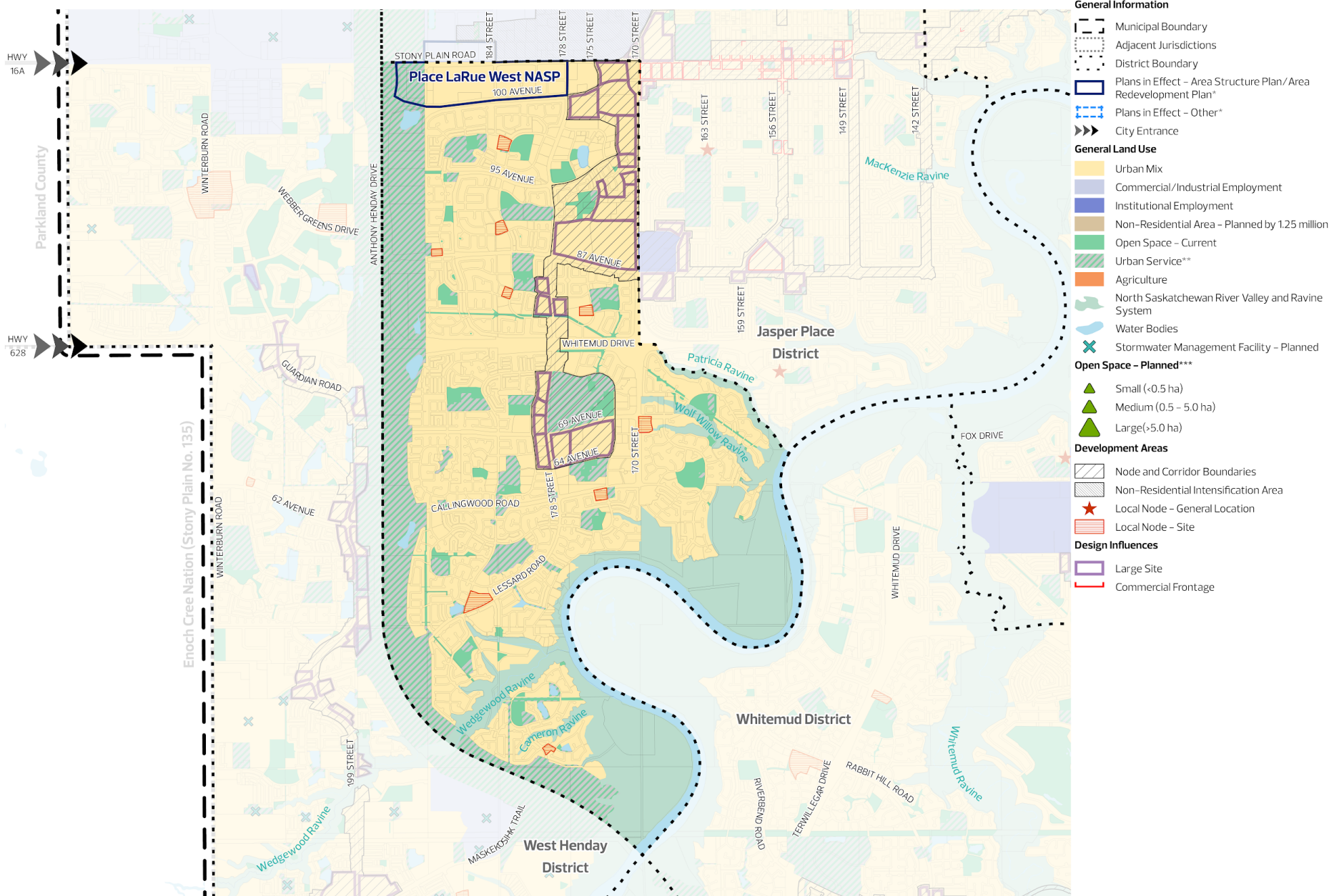
The Nodes and Corridors map elaborates on the conceptual Nodes and Corridors Network in [The City Plan](#) by more clearly identifying their boundaries. It shows areas of focus for population and employment growth, as well as the types of roads found in the Roads and Goods Movement Network. The map acts 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

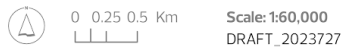
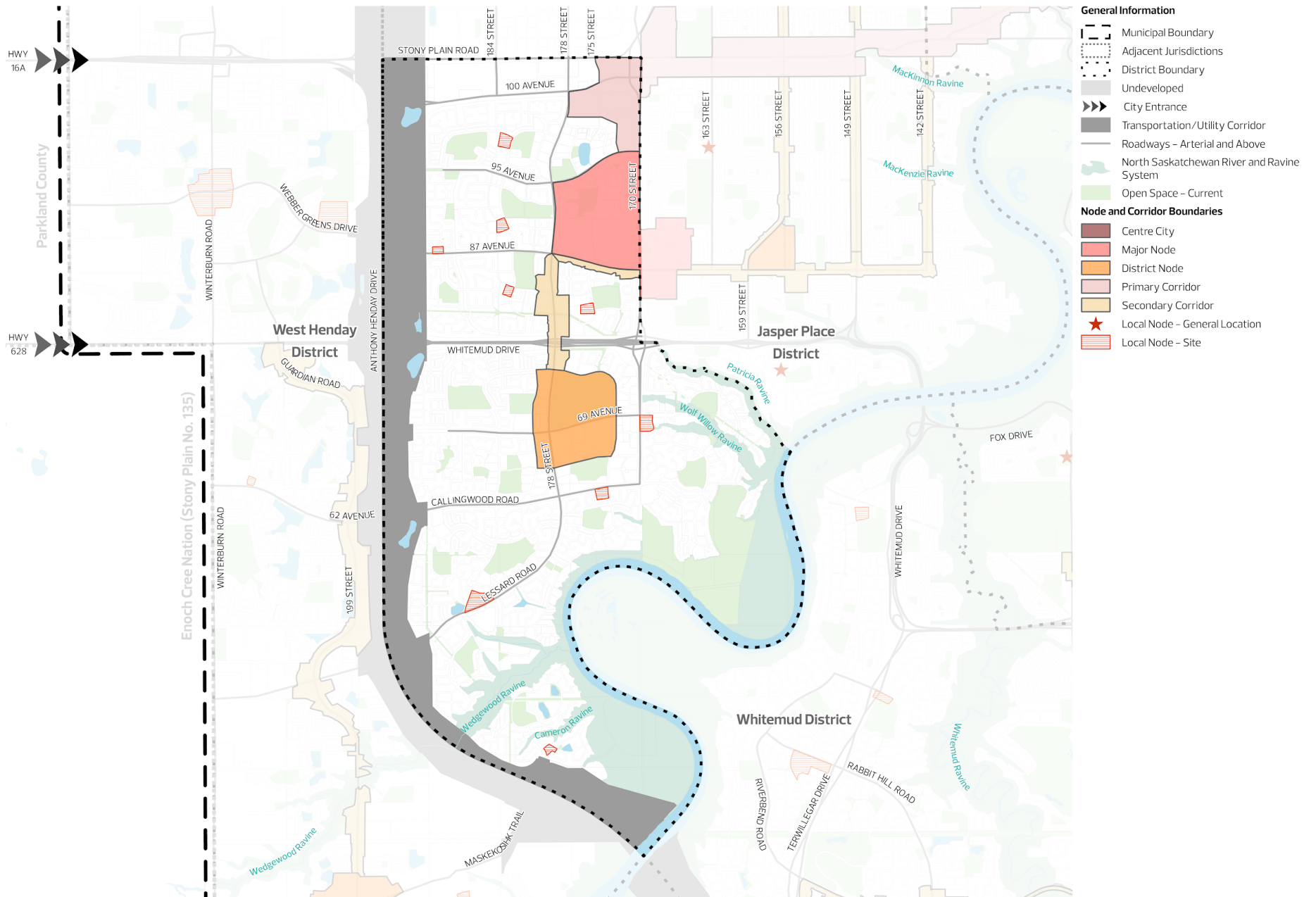


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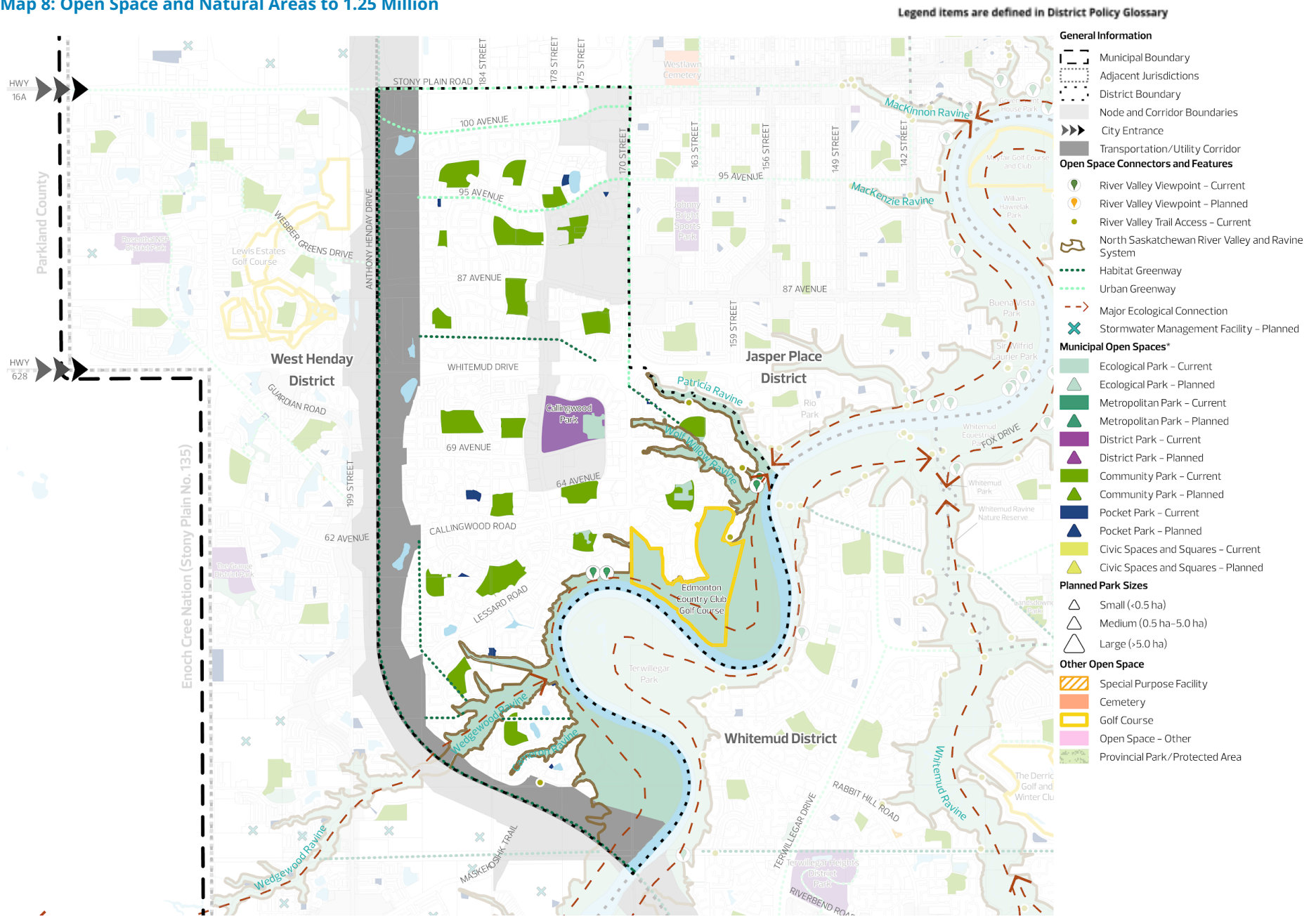
*Plan boundaries on this map are conceptual. Consult the plan in effect for details.
**Lands designated Urban Service may include schools, fire halls, places of worship, etc.
***May include urban services. See additional plans in effect (where applicable) for details.

Map 7: Nodes and Corridors

Legend items are defined in District Policy Glossary



Map 8: Open Space and Natural Areas to 1.25 Million



Scale: 1:60,000
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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.

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

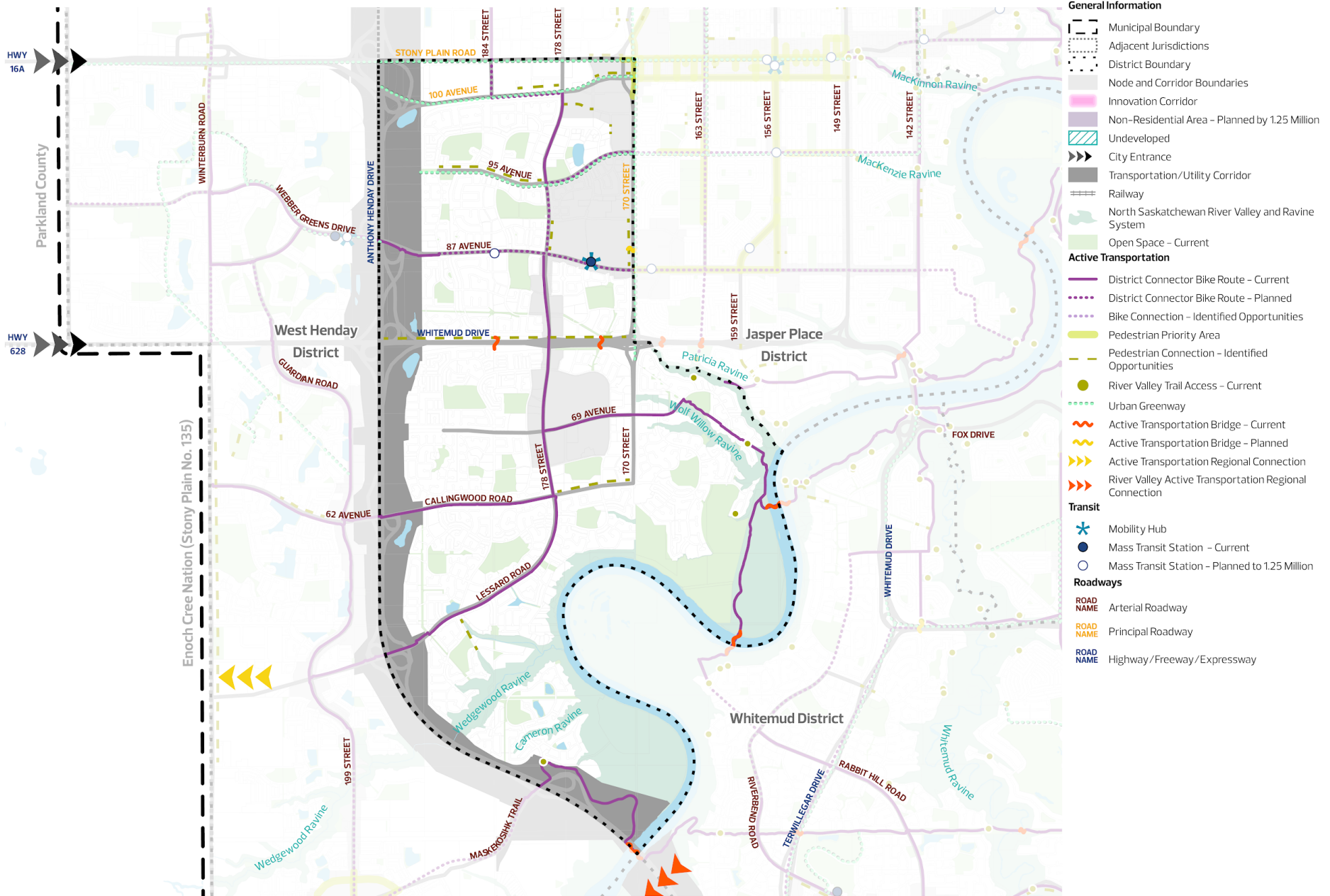
The Active Transportation to 1.25 Million map shows both the current and planned Active Transportation Network from The City Plan, the connections with mass transit stations and the interaction with the Roadway and Goods Movement Network that, together, form Edmonton's mobility system. This map identifies 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

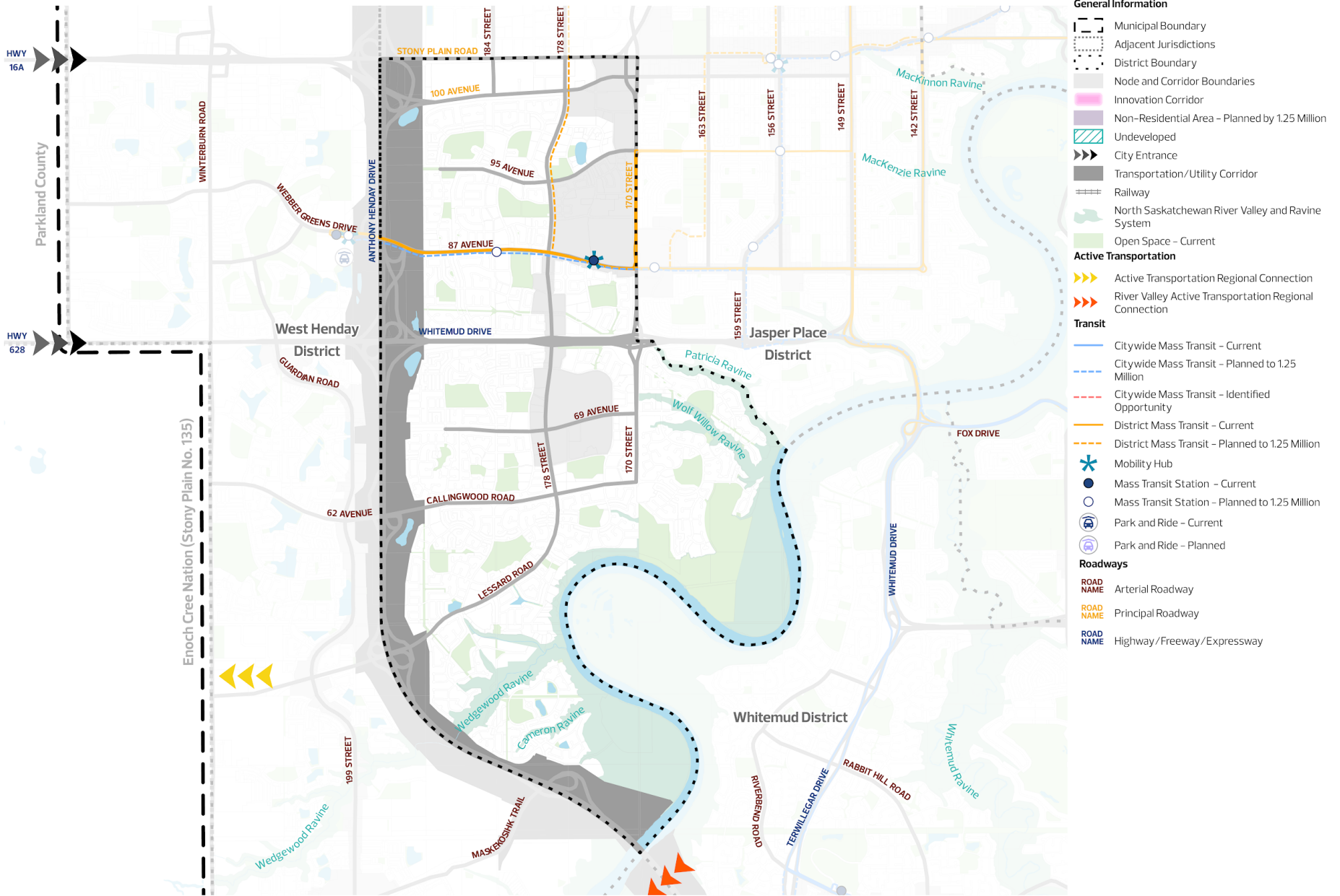


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Note that some roadway alignments are conceptual. Refer to additional plans in effect (where applicable) for details.

Map 10: Transit to 1.25 Million

Legend items are defined in District Policy Glossary



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



Scale: 1:60,000
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Note that some roadway alignments are conceptual. Refer to additional plans in effect (where applicable) for details.

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

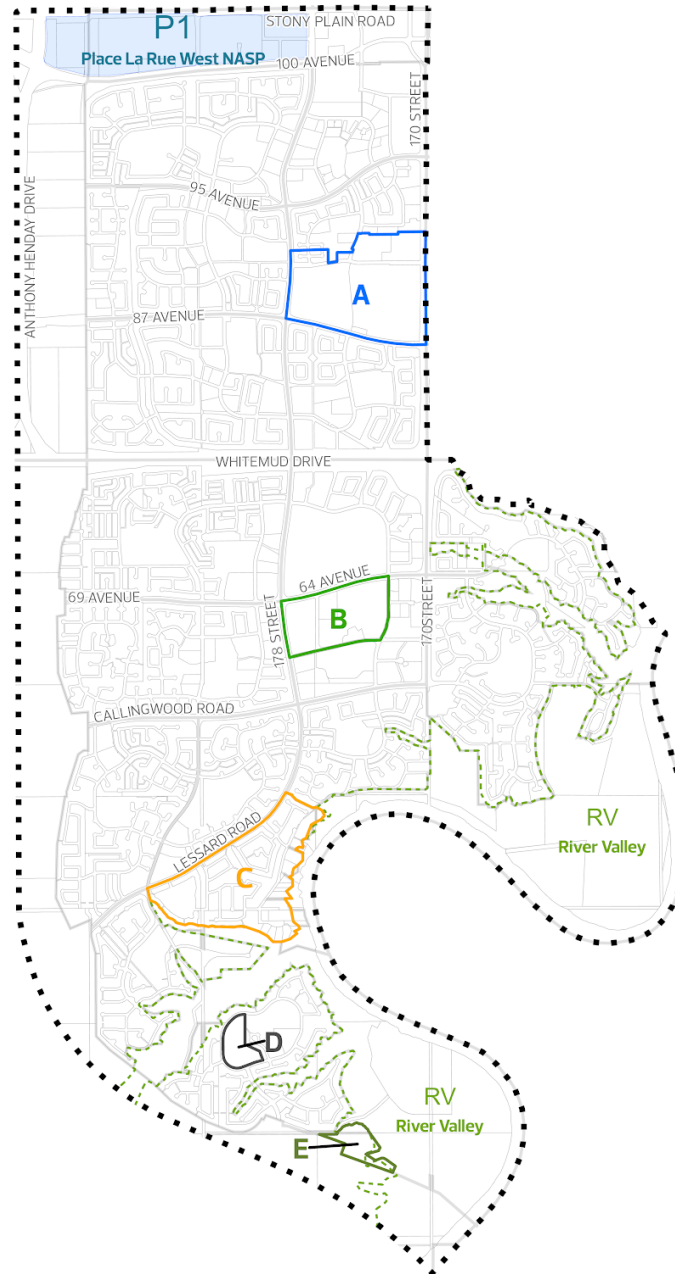


Table 2 - Area-Specific Policy Table

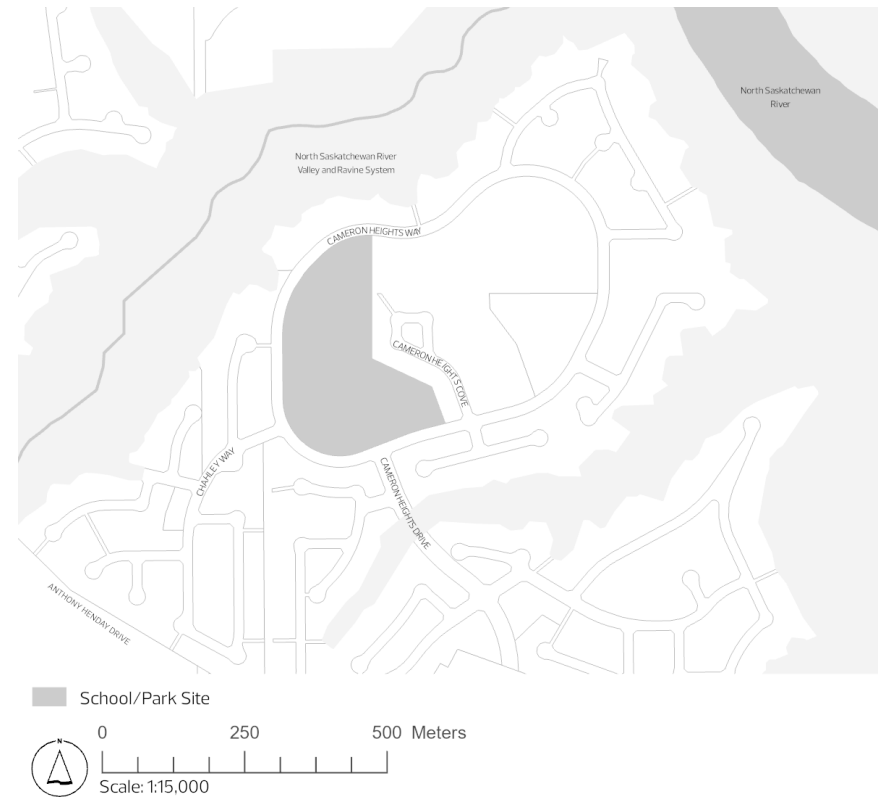
Subarea	Additional or Exceptional Policy
A	<p>A-1 WEM-Misericordia Commercial-Only Development Support commercial-only development on sites along 90 Avenue NW between 170 Street NW and 178 Street NW, in addition to District Policy 2.5.1.2.</p>
B	<p>B-1 Callingwood Commercial-Only Development Support commercial-only development on sites along 177 Street NW between 64 Avenue NW and 69 Avenue NW, in addition to District Policy 2.5.1.2.</p>
C	<p>C-1 Donsdale Large Lot Residential Top-of-bank walkways will be considered should the Large Lot Residential properties along the ravine redevelop in the Donsdale neighbourhood.</p>
C	<p>C-2 Donsdale Top-of-Bank</p> <ul style="list-style-type: none"> a) Prior to the rezoning of any lands east of Donsdale Drive, a top-of-bank walk and detailed geotechnical report will be required to assess the stability of the slopes in accordance with the City’s top-of-bank policy. b) Lands that are unstable and unsuitable for development, will be deemed Environmental Reserve in accordance with the Municipal Government Act.

Subarea Additional or Exceptional Policy

D-1 Cameron Heights School and Park Site

Cameron Heights Park is designated to accommodate a K-6 school and a community league facility.

D



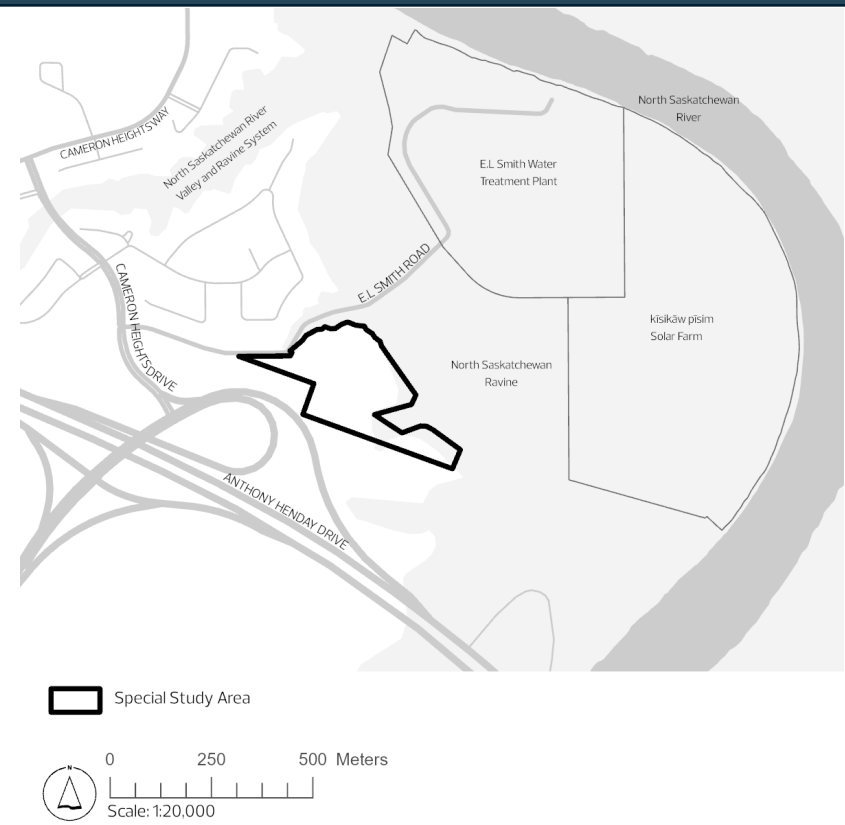
Subarea Additional or Exceptional Policy

E-1 Cameron Special Study Area
 Land in the south east portion of Cameron Heights neighbourhood is designated as a special study area.

a) The special study area may be developed for residential uses with a large view point park in the southeast corner of the study area providing public access to the North Saskatchewan River Valley.

b) Access to the special study area shall not interfere with access to the E.L. Smith Water Treatment Plant.

E



P1 P1-1 Portion of the Place LaRue Neighbourhood
 For further planning direction refer to the Place LaRue West NASP for portions of this subarea where it is in effect.

RV 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.

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 West Edmonton 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 West Edmonton District may include the following:

- Significant mixed use redevelopment, including residential intensification, at the WEM-Misericordia Major Node and Callingwood District Node.
- Potential for more commercial and institutional employment in the WEM-Misericordia Major Node as the density of development intensifies and this node is supported by the Mobility Hub.
- Mixed use redevelopment in the Stony Plain Road Primary Corridor, including opportunities for land use diversification and more job activity.
- Selective redevelopment at opportunity sites along the 178 Street Secondary Corridor, which will provide an important link between the district's two nodes.
- The strengthening of local nodes to provide commercial services and additional housing options within neighbourhoods through redevelopment of local node sites and residential infill.
- Additional investments in mass transit, such as new district mass transit routes and bike infrastructure, will support the strengthening of the node and corridor network and connections within and beyond the district.

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



1 Primary Corridor
Stony Plain Road
and 170 Street

2 Street Experience in Mobility Hub
Looking north along 87 Avenue



3 District Node
Callinwood

- LEGEND**
- Major Node
 - District Node
 - Primary Corridor
 - Secondary Corridor
 - Open Space
 - Water Body / Stormwater