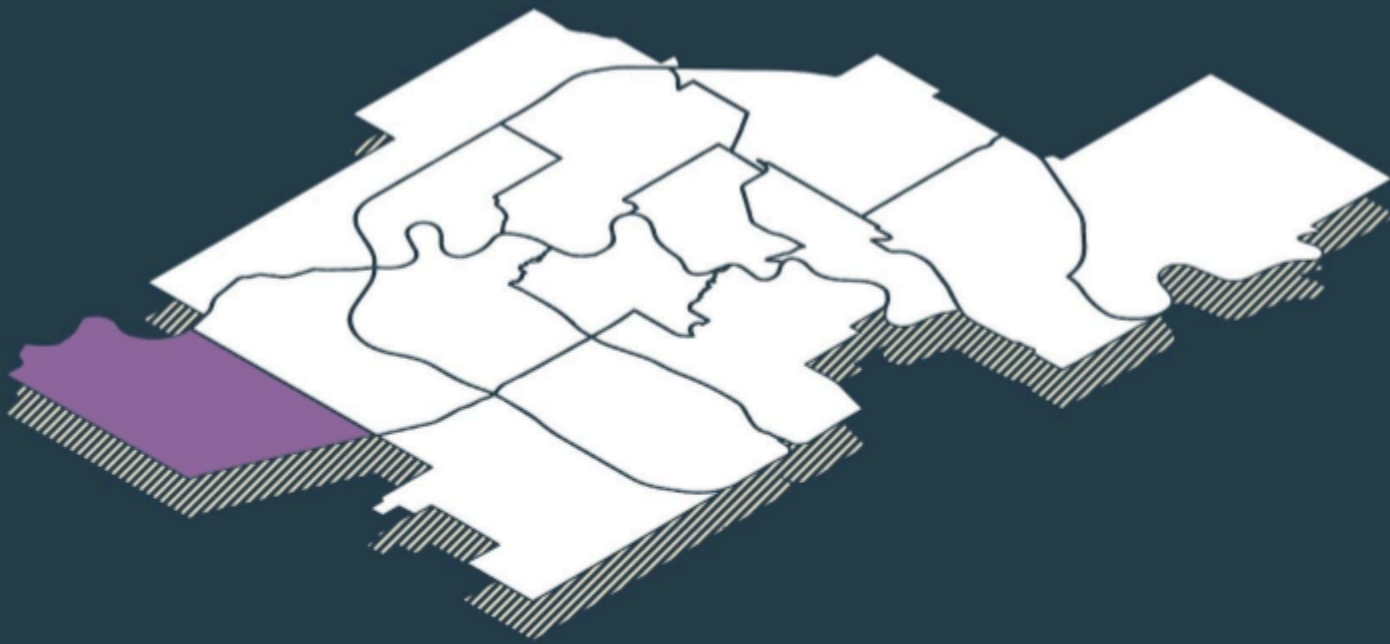


# RABBIT HILL DISTRICT PLAN

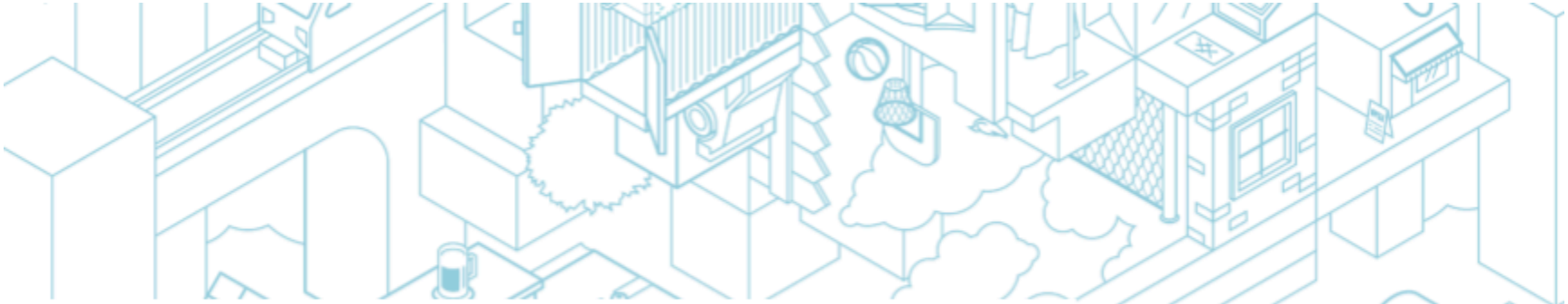
Edmonton



SCHEDULE A

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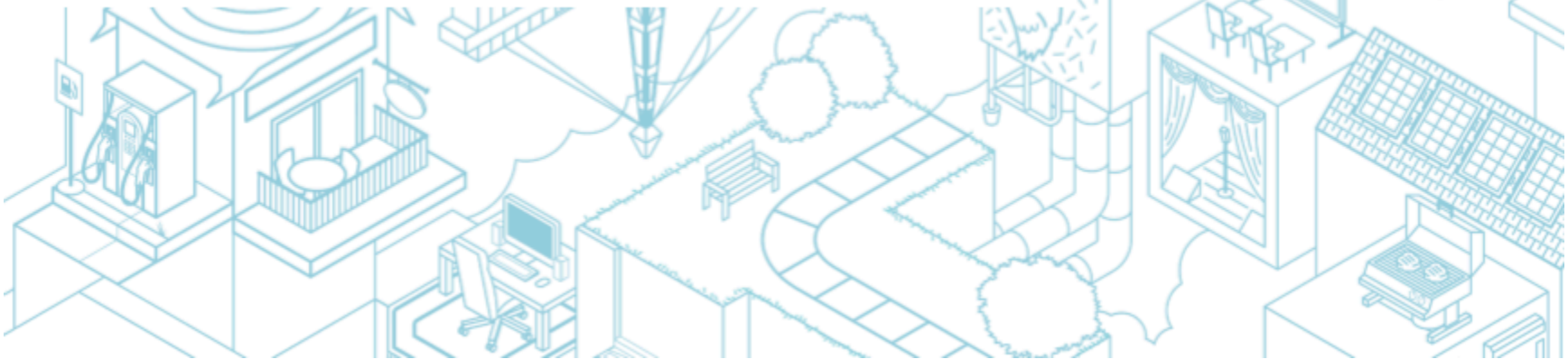


*The City of Edmonton extends its deepest appreciation to those who helped create this district plan.*

*Special thanks to the members of the public, stakeholders, Administration and City Council who contributed their invaluable feedback and time.*

*Thank you to Green Space Alliance for their exceptional contribution in preparing the maps for this plan.*

*Your expertise, support and dedication have greatly enriched the content and quality of this district plan.*



# Land Acknowledgement

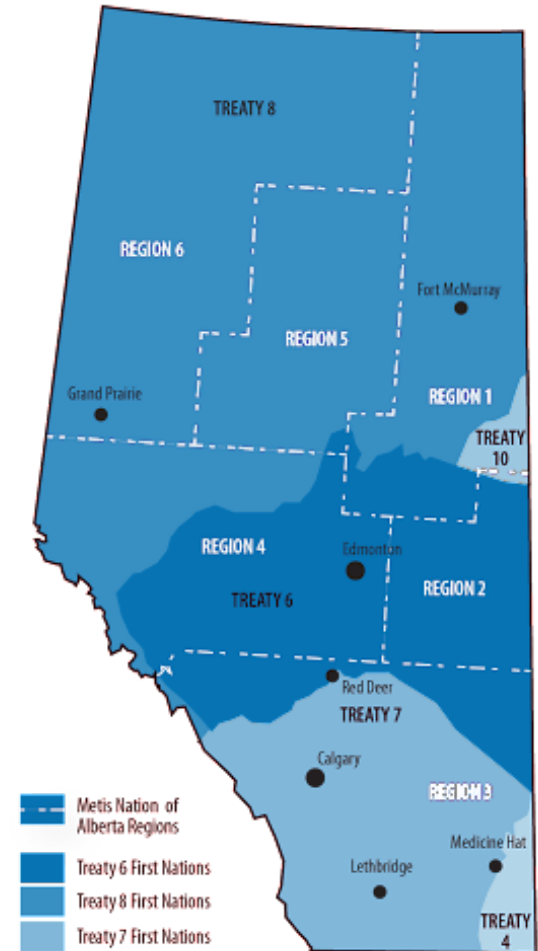
The lands on which Edmonton sits and the North Saskatchewan River that runs through it have been sites of natural abundance, ceremony and culture, travel and rest, relationship building, making and trading for Indigenous peoples since time immemorial.

Edmonton is located within Treaty 6 Territory and within the Métis homeland. 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). We also acknowledge this place as the home of one of the largest communities of Inuit south of the 60th parallel.

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 Rabbit Hill District is located within the Edmonton wards named Ipiihkoohkanipiahtsi and pihêsiwin ᐱᐢᐅᐢᐅᐢ.

Visit [edmonton.ca/wardboundaryreview](http://edmonton.ca/wardboundaryreview) for more information about the origins of these gifted traditional Indigenous ward names and their pronunciation.

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

[The City Plan](#) sets the direction for how Edmonton will become a healthy, urban and climate-resilient city of two million people that supports a prosperous region. The City Plan's vision for growth is facilitated through its District Network which identifies 15 **Districts** across Edmonton.

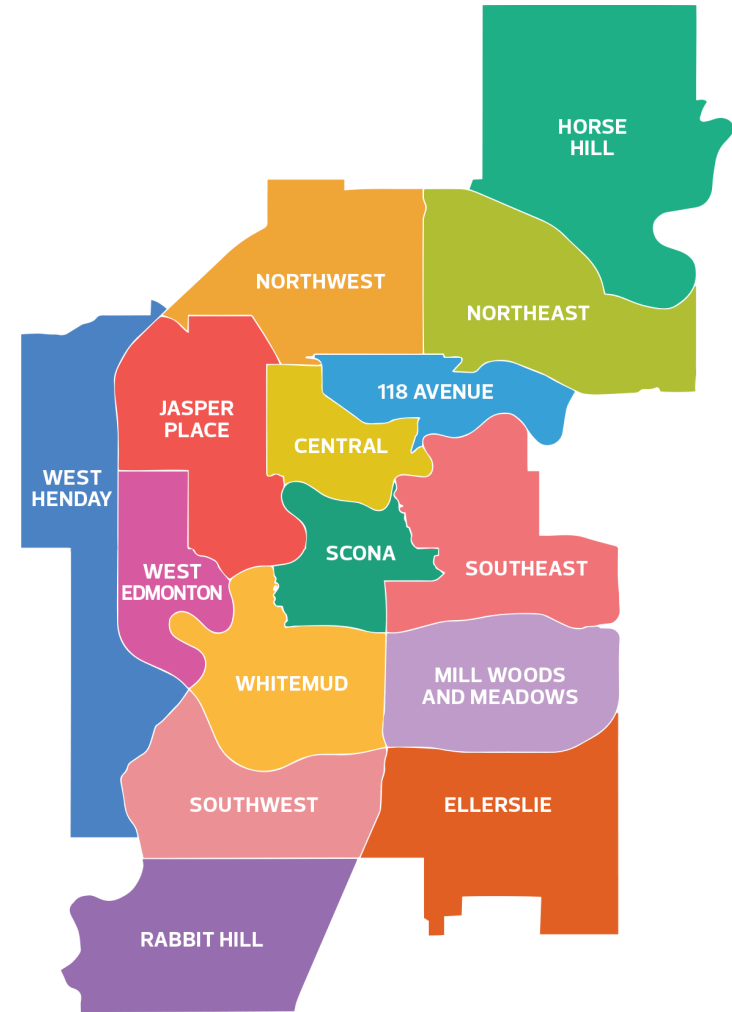
A **District** is a collection of neighbourhoods that contains most of the services and amenities Edmontonians need to meet their daily needs and live more locally. Each **District** has a unique District Plan created to reflect its location within the city and the residential and non-residential opportunities within it.

District Plans are key in bringing The City Plan's "Community of Communities" vision to life by laying the foundation for 15-minute communities. This vision is for new and current residents to have access to more housing, recreation, education and employment opportunities in all 15 **Districts**, and to have more travel options within and across **Districts**.

The City Plan describes four interim population horizons as the city grows to two million people. District Plans align with The City Plan and provide details for the first population horizon of 1.25 million people where possible.

## There are 16 District Plan bylaws:

- **District Policy:** applies to all **Districts** and provides city-wide policy direction.
- **15 District Plans:** explains how each **District** will change over time, shows in maps where to apply the District Policy and provides specific policies for areas within the **District** as needed.



The District Policy and District Plans are policy documents that will be used to guide change toward The City Plan’s vision. The District Policy translates The City Plan’s policy direction. Meanwhile, the District Plans reflect the map information in The City Plan and show where to apply the District Policy. Both documents focus on The City Plan’s Planning and Design, Mobility and Managing Growth Systems, and their underlying physical networks such as land use, transportation and development pattern areas.

Together, the District Policy and District Plan will inform city-building decisions by civic administration, businesses, community organizations and residents. They will be amended over time to address the needs of Edmonton’s growing population. More detailed information may be added to the District Policy or individual District Plans as additional planning work is completed. Information specific to the 1.25 million population horizon will also be replaced with new directions as it becomes available.

## 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 by topic or land use category for all **Districts**, and includes a glossary that defines key terms. District Plans show where these topics and categories apply within their **District** using a series of maps. District Plans also include additional policies for specific areas within the **District**. Key terms are capitalized and bolded throughout the District Policy and District Plan.

Steps 1 to 5 below outline how to use this District Plan and District Policy:



### Step 1: Read Section 1: Introduction to District Plans

[Section 1: Introduction to District Plans](#) explains the authority and relationship between District Plans, the District Policy and other plans, bylaws and guidelines.



### Step 2: Determine where other statutory plans are in effect

Determine if any existing statutory plans (Area Structure Plans, Area Redevelopment Plans, or other local plans) are in effect by referencing [Map 8: Area-Specific Policy Subareas](#) in [Section 4: Area-Specific Policy](#) of the District Plan. These statutory plans will guide rezoning, subdivision and development permit decisions for locations within their boundaries, and the District Plan will guide any potential plan amendments.



### Step 3: Consult the District Policy and the District Plan together

Where no other statutory plan is in effect, District Plans and the District Policy will guide rezoning, subdivision and development permit decisions. Consult the District Policy for applicable policies and the glossary of terms. For detailed information on where and how the District Policy applies, consult the applicable District Plan.

**The District Policy explains 'what', and the District Plan explains 'where'.**



#### Step 4: Review the planning direction in the District Plan

**Section 3: District Systems and Networks** describes how the **District** is intended to grow and physically change by showing The City Plan's planned systems and networks, and the investments that are planned to support this change as Edmonton reaches 1.25 million people.

- [Map 1: Heritage and Culture](#)
- [Map 2: Activating and Phasing Growth to 1.25 Million](#)
- [Map 3: Nodes and Corridors](#)
- [Map 4: Land Use Concept to 1.25 Million](#)
- [Map 5: Open Space and Natural Areas to 1.25 Million](#)
- [Map 6: Active Transportation to 1.25 Million](#)
- [Map 7: Transit to 1.25 Million](#)

#### **Section 2: District Context**

describes where the **District** is located within the city, how the **District** came to be and what is located within the **District**.



#### Step 5: Review the area-specific policy in the District Plan

In **Section 4: Area-Specific Policy** of the District Plan, determine if any area-specific policies apply to smaller areas within the **District**. **Map 8: Area-Specific Policy Subareas** works together with **Table 2: Area-Specific Policy** to indicate locations where any area-specific policy applies. These policies are unique to the specific area outlined in **Map 8: Area-Specific Policy Subareas** and may be additional or exceptional to the direction in the District Policy.

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

**District Plans must be read in conjunction with [The City Plan](#) and other policies, strategies and guidelines established by the City of Edmonton.** References to applicable strategies and guidelines are included but are not comprehensive. For a complete review of the City of Edmonton's applicable policies and guidelines regarding individual development proposals or projects, consult your neighbourhood planner by visiting [edmonton.ca/plansineffect](http://edmonton.ca/plansineffect).

## 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, AR 39/2018 and have been prepared in accordance with Section 636 of the Municipal Government Act. Section 635.1 can be located under Section 4(33) of the City of Edmonton Charter, 2018 Regulation.

District Plans are subject to [The City Plan](#), the City of Edmonton's combined Municipal Development Plan and Transportation Master Plan. In the event of a discrepancy, The City Plan shall prevail over the District Plans and District Policy.

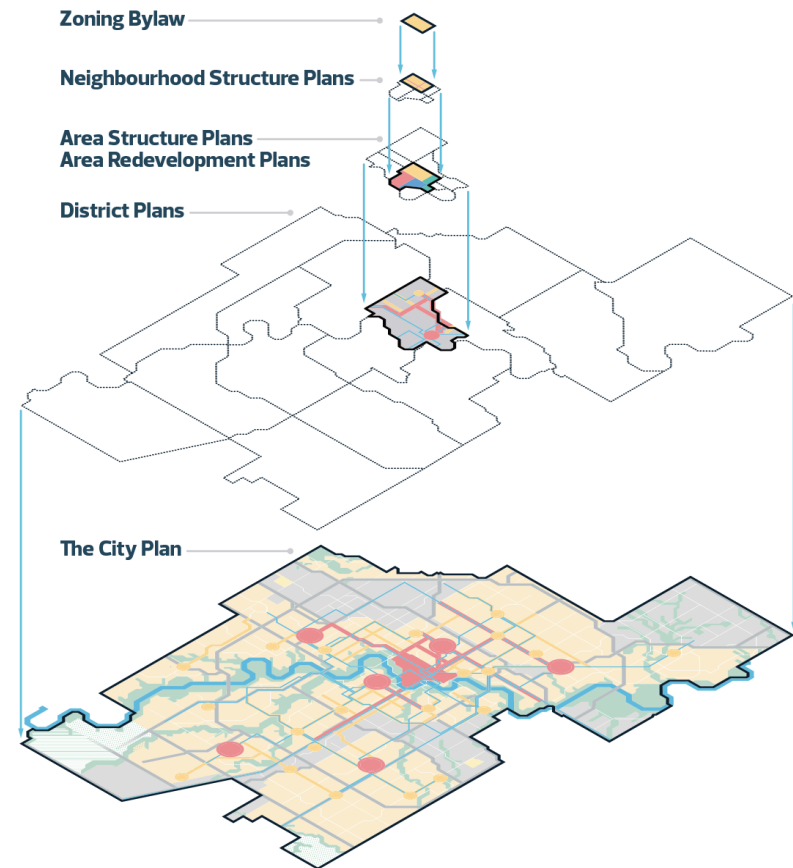
The relationship between District Plans, the District Policy and other statutory geographic plans (Area Structure Plans, Area Redevelopment Plans, or other local plans), other than The City Plan, is as follows:

	Relationship
Areas with <b>only</b> a District Plan	<ul style="list-style-type: none"> <li>The District Plan and the District Policy will guide rezoning, subdivision and development permit decisions.</li> </ul>
Areas with a District Plan <b>and</b> another statutory plan	<ul style="list-style-type: none"> <li>The other statutory plan will guide rezoning, subdivision and development permit decisions.</li> <li>Amendments to the other statutory plan will be guided by direction in the District Plan and District Policy.</li> <li>The planned density targets established in the other statutory plan will be maintained to ensure consistency with the <a href="#">Edmonton Metropolitan Region Growth Plan</a>.</li> </ul>

The creation of new statutory plans will be guided by the District Policy and the District Plan in effect.

In the event of a conflict between [Table 2: Area-Specific Policy](#) and the District Policy, **Table 2: Area-Specific Policy** shall prevail, except where it directs to a non-statutory document.

District Plans support the Edmonton Metropolitan Region Board's growth objectives. Area Structure Plans, Neighbourhood Structure Plans, Neighbourhood Area Structure Plans and other geographic plans will continue to provide guidance to ensure the orderly 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 decision-making for rezoning applications, development permit applications in situations where a discretionary development as defined in the [Zoning Bylaw](#) (Bylaw 20001) is being considered, and where a text amendment is proposed to the Zoning Bylaw.

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 the adoption of this bylaw, 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 to reflect system or network updates, such as changes to land use, mobility, 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 Rabbit Hill District is located in the southwest area of Edmonton. Neighbouring municipalities include Parkland County and the Town of Devon to the west, and Leduc County to the south and east. Nearby **Districts** include the Southwest District. The Rabbit Hill District is shown in [Map 1: Heritage and Culture](#), and includes farms, rural residential properties and a developing industrial area in the southeast corner of the District.

The Rabbit Hill District is generally bordered by 41 Avenue SW to the north, Highway 2 to the east, Highway 19 (and the Edmonton International Airport) to the south and the North Saskatchewan River to the west.

The North Saskatchewan River runs adjacent to the southwest boundary of the Rabbit Hill District. Whitemud Creek and Blackmud Creek ravine systems connect to the North Saskatchewan River Valley through the Southwest District. Rabbit Hill Ravine, which runs along the District's west boundary, connects directly to the North Saskatchewan River Valley. Whitemud Creek runs north-south through the centre of the District, and contains a number of plateaus and flood plains that have developed over thousands of years as the creek has slowly changed its course.

## 2.2 Historical Context

The land within the Rabbit Hill 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 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 due to colonial land development practices.

The City of Edmonton acknowledges and understands that Indigenous peoples must tell their own stories and histories from their own experiences and in their own voices. District Plans do not attempt to tell the stories of Indigenous peoples on this land as part of providing historical context to each **District**. Future growth and development should preserve, enhance and reflect the diverse heritage of local communities, First Nations and Métis peoples, cultural landscapes, and historical resources shown through stories, structures and spaces.

Homesteading, a lifestyle of self-sufficiency, began in the Rabbit Hill District in the 1890s. German-speaking settlers from Volhynia, a former province of Russia which is now part of Ukraine, established an agricultural colony they called Heimthal or Heimtal (“homedale”). Churches were organized, such as Heimtal German (now Rabbit Hill) Baptist Church in 1892, St. John’s Lutheran Church (Heimthal) in 1893 and Heimtal Moravian Church in 1896. The churches that still exist are all replacements of the original structures and date from 1940, 1926 and 1943, respectively. Rural school districts were also established, such as Whitemud Creek School District 293. Whitemud School was a one-room log structure and was built in 1893 on the west side of Whitemud Creek, just south of today’s 41 Avenue SW. The log school was replaced by a one-room wood frame school around 1910, and replaced again by a two-room school in 1920, which operated until the 1950s when school children were transported by bus to larger consolidated schools outside the Rabbit Hill District.

The majority of the District consists of agricultural uses, which has been the case since the late 1800s. Coal mines operated in the District along the North Saskatchewan River until the 1930s. In 1967, Rabbit Hill Snow Resort opened, which is still the largest ski and snowboarding facility in the Edmonton area.

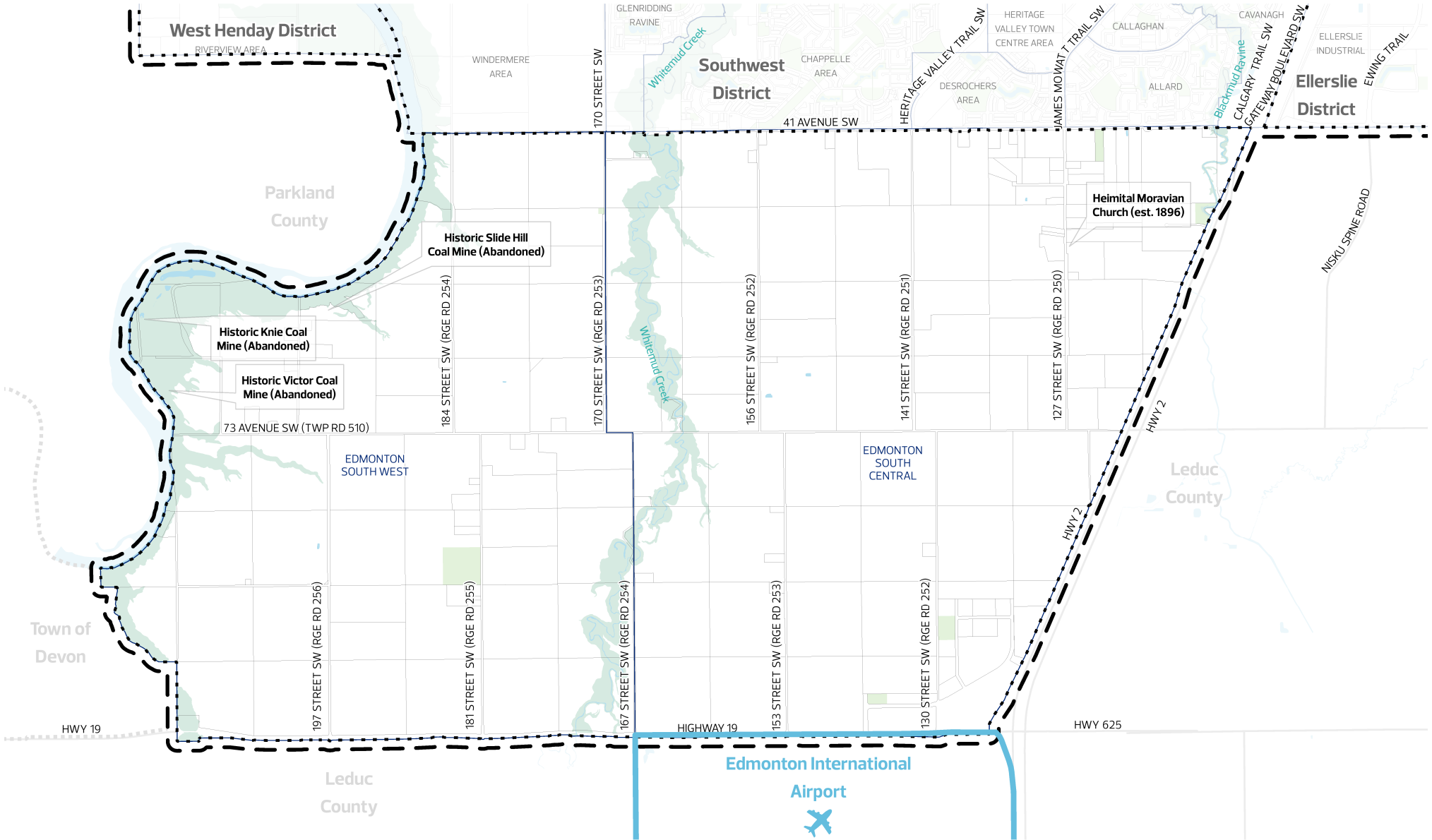
In 2012, while the area was under Leduc County’s jurisdiction, the Crossroads Area Structure Plan was approved. This plan designated land in the southeastern portion of the District, with proximity to the Edmonton International Airport for commercial and business uses, and established the Discovery Business Park.

The Rabbit Hill District area was annexed from Leduc County in 2019, bringing the existing farmsteads and the burgeoning Discovery Business Park under Edmonton’s municipal authority.

**Map 1: Heritage and Culture** identifies historical and culturally important locations for this District. While only formally recognized locations have been included, other informally known significant historical and cultural features from a wide range of groups, cultures and times exist in this area.

## Map 1: Heritage and Culture

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



**General Information**

- Municipal Boundary
- Adjacent Jurisdiction Boundary
- District Plan Boundary
- Neighbourhood Boundary

- Transportation/Utility Corridor
- Waterbody
- North Saskatchewan River Valley and Ravine System
- Open Area

**City-Owned Public Art**

- Art Work
- Multiple Art Works

**Built Heritage Sites**

- Inventory of Historic Resources in Edmonton
- Municipal Historic Resource
- Provincial Historic Resource

**Heritage Character Areas**

- Municipal
- Provincial

**Cultural Features**

- Known Indigenous Cultural Heritage Feature
- Other Cultural Area

## 2.3 Development Context

Land use in the Rabbit Hill District is primarily agricultural except for industrial development in the southeast portion.

The District is connected to two important regional transportation corridors and provincial highways – Highway 2 and Highway 19 – which connect Edmonton to southern and western municipalities. The District also shares a portion of its southern boundary with the Edmonton International Airport.

Alberta Transportation has identified a need to realign the existing Highway 2 from Highway 19 to 41 Avenue SW. A realignment of Highway 19 is also being contemplated to accommodate a third runway at Edmonton International Airport. Internally, roadways in the Rabbit Hill District follow the Alberta Township System with roads often found at one-mile increments along the grid.

The majority of the District does not have water and sewer service, except for several parcels with private servicing (The Blackmud Creek Water Co-op) and the southeast portion of the Crossroads Area Structure Plan area, which is managed by EPCOR and serviced through Arrow Utilities. Sanitary sewer connections from the north and east will eventually provide service for the District.

Land close to the Edmonton International Airport is affected by regulations and legislation from the federal, provincial and municipal orders of government, including the Edmonton International Airport Vicinity Protection Area Regulation. The Transport Canada guideline, 'Land Use in the Vicinity of Airports' (TP 1247) restricts land use in the airport vicinity which may attract birds or impact visibility and generate electronic interference with airport operations. The guidelines also identify the need to consider the effect of aircraft noise on development.

The North Saskatchewan River Valley, Whitemud Creek, Blackmud Creek, Rabbit Hill Ravine and other smaller tributaries are found in the District and form a part of the **North Saskatchewan River Valley and Ravine System**. These significant ecological features provide critical core habitat and ecological connectivity for wildlife, as well as other species within Edmonton and the broader region, and will continue to be protected during urban development. Of the three ravines within the Rabbit Hill District, Blackmud Ravine is the most impacted by human development. Despite this, the ravine system remains a key wildlife corridor and contains important habitat for many wildlife species, as well as unique and rare vegetation. The River Valley also offers opportunities for recreational activities with a key destination being the Rabbit Hill Snow Resort.

The Rabbit Hill District, and Edmonton as a whole, are vulnerable to the impacts of a changing climate. The Rabbit Hill District is primarily made up of agricultural lands and includes a portion of the River Valley ravine system, including portions of the Rabbit Hill, Whitemud Creek and Blackmud Creek ravine systems. These natural and agricultural areas on the boundary of the city are vulnerable to an increased threat of wildfire as the climate changes. As the majority of the Rabbit Hill District is currently unserviced, future greenfield development has the opportunity to consider the impacts of climate change on the built form, infrastructure and natural assets. Actions laid out in Edmonton's climate strategies are helping to build resilience in communities across the city. Progress on adaptation action by the City of Edmonton is tracked through annual reporting.

### **Current Plans in Effect**

In the Rabbit Hill District, the following statutory plans are in effect and provide additional planning and land use direction:

- Crossroads Area Structure Plan - 2012

This statutory plan is shown on [Map 4: Land Use Concept to 1.25 Million](#) and referenced in [Section 4: Area-Specific Policy](#) of this District Plan.

A portion of the **North Saskatchewan River Valley and Ravine System** is included within the boundary of this District Plan. It is guided by an overarching statutory plan for the **North Saskatchewan River Valley and Ravine System** that governs what and how development may take place, as well as the Ribbon of Green strategic plan. The latter is intended to help guide appropriate public use and enjoyment of the River Valley while protecting ecologically sensitive areas within the Rabbit Hill District and Edmonton city-wide.

The Crossroads Area Structure Plan provides direction for lands located in the southeastern portion of the District. The plan identifies this geographic area as playing a key role in economic diversification through industrial and commercial expansion. The proximity to the Edmonton International Airport, as well as to surrounding industrial development and road and rail infrastructure, will make the Crossroads Area Structure Plan an attractive choice for many businesses.

### 3 District Systems and Networks

District Plans are organized using the same systems and networks described in [The City Plan](#). The systems are called Activating and Phasing Growth (Managing Growth), Planning and Design, and Mobility.

The features shown on **Maps 1 to 7** guide decisions for the orderly growth of the Rabbit Hill 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 key terms (capitalized and bolded in black text) are defined in the glossary in the District Policy.

#### 3.1 Activating and Phasing Growth

[The City Plan](#) establishes an approach to growth management to support Edmonton’s growth in a socially, environmentally and fiscally responsible way. This section outlines the District’s anticipated population and employment growth and how the City of Edmonton will support this growth.

**Table 1: Anticipated District Population and Employment Numbers**

Table 1 provides the anticipated population and employment numbers for the Rabbit Hill District at the 1.25 million and two million population horizons of [The City Plan](#).

**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	<1,000	<1,000	54,000
District Employment	<1,000	5,000	64,000

\* 2021 figures are calculated with the 2021 Federal Census using census tract level data.

The City Plan expects negligible population growth to occur within the 1.25 million population horizon. The land in this District intended for residential development is designated as **Future Growth Area** and is expected to be conserved for agricultural use until Edmonton’s population and development growth require it. The timing of development in the **Future Growth Area** will be guided by Administration’s recommendation to City Council, in accordance with the Substantial Completion Standard.



Employment growth is expected in the southeast portion of the Rabbit Hill District as the Crossroads area continues to develop. Additionally, land adjacent to Highway 2 and within the southeast quadrant of the District is designated as **Future Non-Residential Area** (refer [Map 6: Land Use Concept to 1.25 Million](#)). Beyond the lands within the Crossroads Area Structure Plan, this area requires additional planning to prepare for new non-residential development. Planning and development of this area will foster employment growth and will encourage ongoing investment.

Both the public and private sectors have roles in initiating and advancing growth opportunities. The City of Edmonton may lead, facilitate and/or fund many of the initiatives and projects shown in the District Plan maps. Industry or intergovernmental-led projects will also be important to the District's success.

**Priority Growth Areas** are the **Nodes** and **Corridors** that are expected to experience more residential and commercial development (compared to other locations in the **Redeveloping Area**) as Edmonton grows to a population of 1.25 million residents. Investment in these areas is expected to contribute to The City Plan's implementation over the long term.

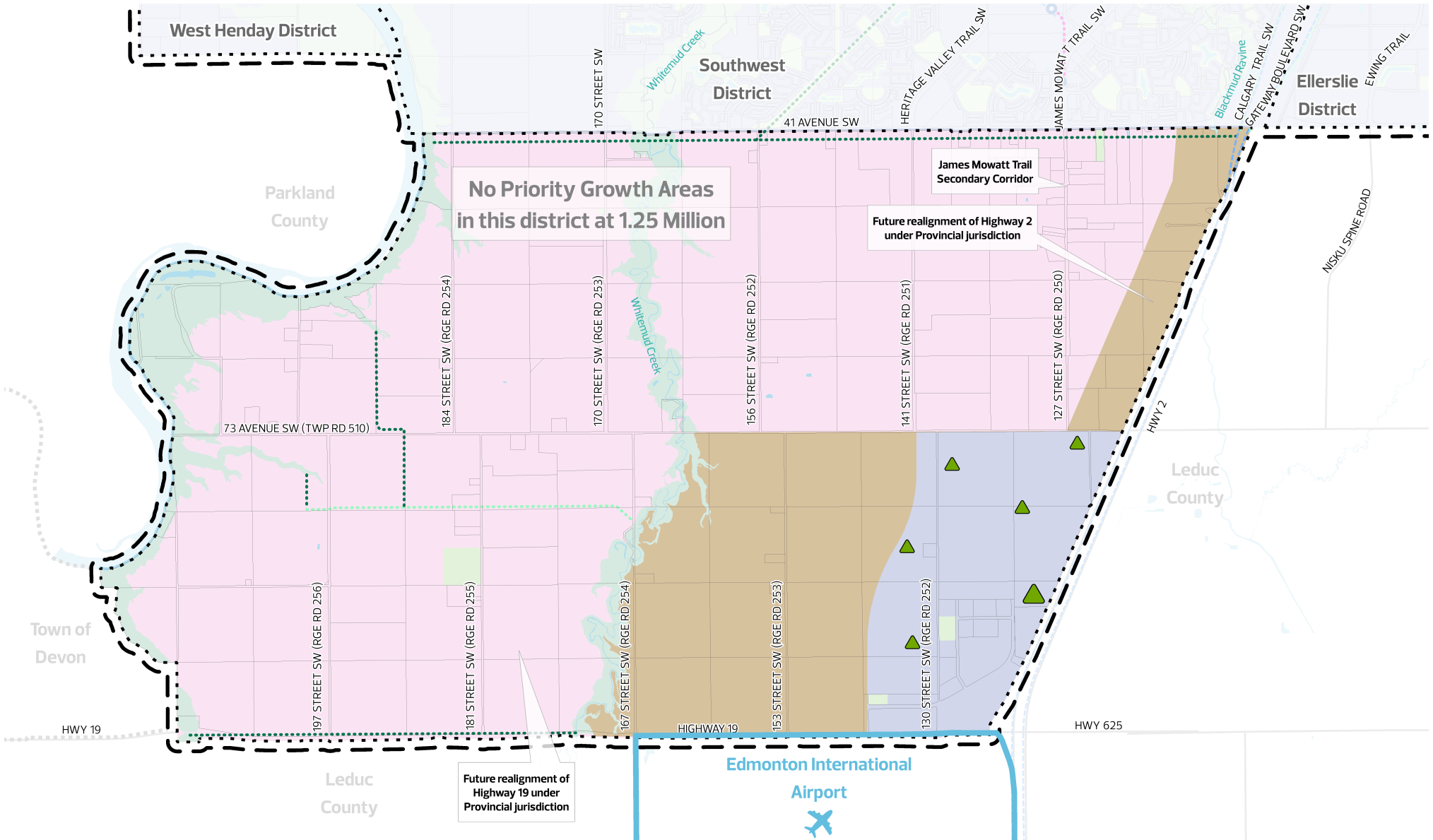
Prioritized investment is intended to support the development of **Nodes** and **Corridors** in line with The City Plan's phasing and activation approach. This approach combines The City Plan's activation treatments (Strategize, Invest, Nurture), The City Plan **Levers** of change (policy, partnerships,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

Not all **Nodes** and **Corridors** are considered **Priority Growth Areas** as **Priority Growth Areas** are concentrated in the **Redeveloping Areas** of the city until later population horizons.

**There are no Priority Growth Areas in the Rabbit Hill District.**

## Map 2: Activating and Phasing Growth to 1.25 Million

The Activating and Phasing Growth to 1.25 Million map communicates development pattern areas, geographic growth priorities and the City of Edmonton's expected major actions to support Edmonton's growth to 1.25 million people. The map provides direction for investment in transit, **Active Transportation** and open spaces. This map also provides the locations of **District Energy Opportunity Areas** and **Priority Growth Areas** if they are located within the District. Further investments in utilities, transportation and community infrastructure that are not included on this map may occur.



**General Information**

- Municipal Boundary
- Adjacent Jurisdiction Boundary
- District Plan Boundary
- Transportation/Utility Corridor

- Waterbody
- North Saskatchewan River Valley and Ravine System
- Open Area
- Future Non-Residential Area

- Pattern Areas**
- Redeveloping Area
  - Developing Area
  - Future Growth Area
- Priority Growth Areas**
- Priority Growth Area

- Planned Improvements**
- Citywide Mass Transit - Planned
  - Mass Transit Station - Planned
  - District Connector Bike Route - Planned
  - Habitat Greenway
  - Urban Greenway

- Planned Municipal Park\***
- Small (<3 ha)
  - Medium (3 ha - 10 ha)
  - Large (>10 ha)

- District Energy Opportunity Areas**
- Current
  - Planned

\*Small Planned Municipal Park not shown for areas with Area Structure Plans in effect.

## 3.2 Planning and Design

The Planning and Design System is about using land to ensure opportunities for a variety of housing, employment and open spaces in each **District**. It also ensures that new development supports the City of Edmonton's goals and is appropriately designed for its context. The Planning and Design System within the District is made up of the following networks:

- The Nodes and Corridors Network establishes logical areas of focus for population and employment growth opportunities. While all areas of the city will densify over time, **Nodes** and **Corridors** are the best areas for intensive and large-scale development.
- The Non-Residential Opportunities Network includes commercial and industrial-focused areas, as well as major institutions, creating productive and desirable places to attract investment and talent to the city. This provides employment opportunities and encourages ongoing investment.
- The Green and Blue Network includes water bodies, open spaces, greenways and ecological connections throughout the city. It provides places to recreate, celebrate and recharge.

District Plan maps that show these networks include:

- [Map 3: Nodes and Corridors](#)
- [Map 4: Land Use Concept to 1.25 Million](#)
- [Map 5: Open Space and Natural Areas to 1.25 Million](#)

A strong Planning and Design System uses urban design principles to maintain and create desirable and unique places. This involves drawing upon local context (e.g., heritage structures, street-oriented shops, mobility networks, open spaces and **Natural Areas**) when designing new development.

### Map 3: Nodes and Corridors

The Nodes and Corridors map elaborates on the conceptual Nodes and Corridors Network in [The City Plan](#) with more detail and geographic specificity. These **Nodes** and **Corridors** provide direction for areas of focus for population and employment growth. This map shows the full extent of the **Nodes** and **Corridors** for the city's growth to two million residents.

### Map 4: Land Use Concept to 1.25 Million

The Land Use Concept to 1.25 Million map provides direction on the general land use and design influences for redevelopment and new growth in Edmonton. While land use categories will generally be stable over the long run, this map references growth to 1.25 million people because certain areas will eventually need to change land uses to meet The City Plan's long-term vision (e.g., **Future Growth Areas**, commercial and industrial **Nodes** and **Corridors**).

### Map 5: Open Space and Natural Areas to 1.25 Million

The Open Space and Natural Areas to 1.25 Million map provides more detailed and geographic-specific guidance on the implementation of the Green and Blue Network from The City Plan, including open space types and connections. The map features current and planned, public and privately owned open spaces and **Natural Areas**. Subject to the growth pattern, some of the planned open spaces identified in this map may be developed after Edmonton reaches 1.25 million people, and more open spaces and **Natural Areas** will be identified through subsequent planning work.



**General Information**

- Municipal Boundary
- Adjacent Jurisdiction Boundary
- District Plan Boundary
- Transportation/Utility Corridor
- Arterial Roadway
- Freeway/Expressway/Highway

- Waterbody
- North Saskatchewan River Valley and Ravine System
- Open Area

**Transit**

- Mass Transit Station - Current
- Mass Transit Station - Planned

**Nodes and Corridors**

- Centre City
- District Node
- Primary Corridor
- Secondary Corridor
- Major Node
- New Southwest
- James Mowatt Trail

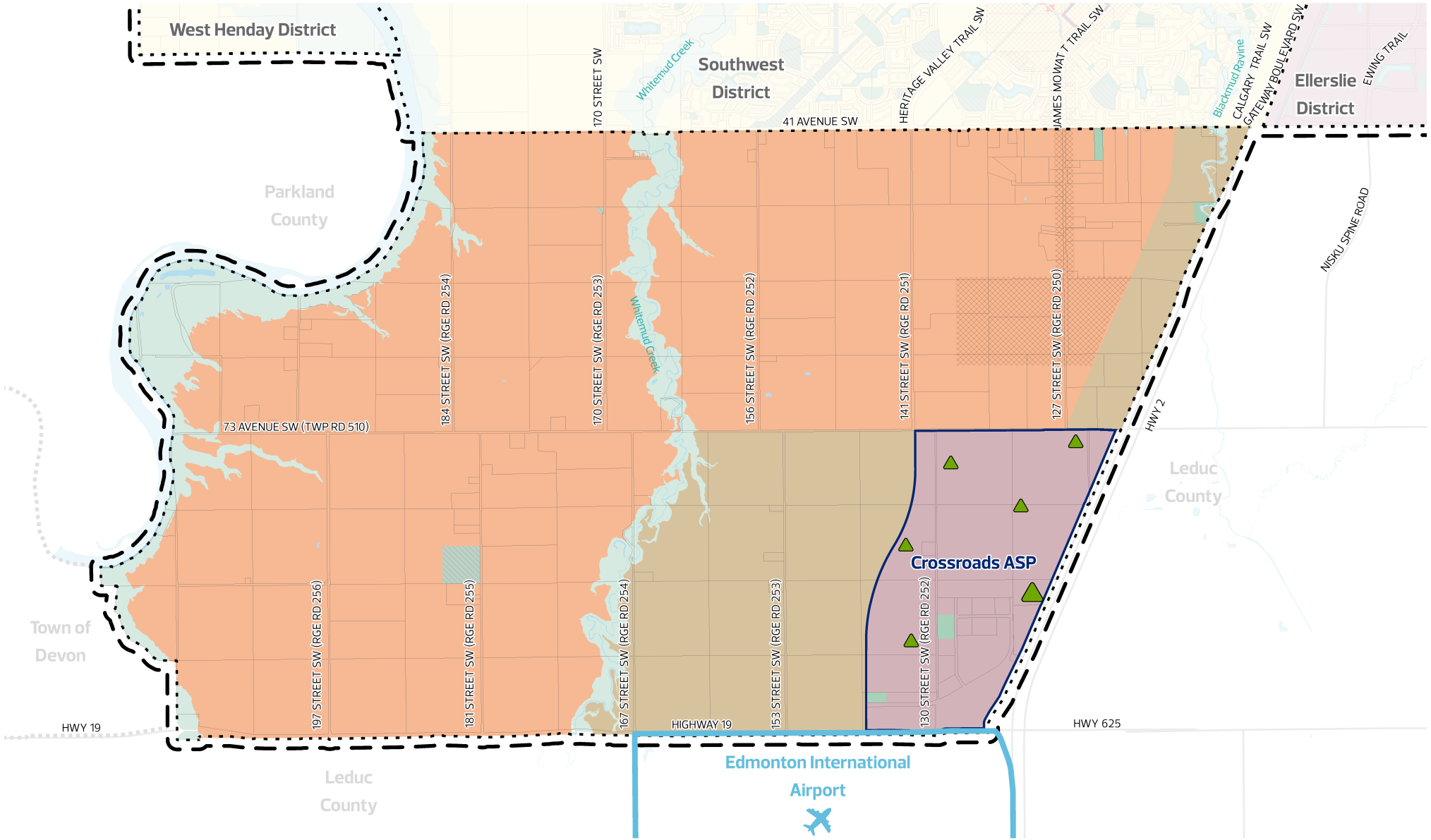
Letter/number labels as per The City Plan

Note that some roadway alignments are conceptual. Refer to additional Plans in Effect, where applicable, for details.

Parcel mapping may not exist exactly as illustrated and is subject to revision during subdivision and rezoning. Scale: 1:57,000

0 0.25 0.5 Km

Data Updated: 2024 03 01



**General Information**

- Municipal Boundary
- Adjacent Jurisdiction Boundary
- District Plan Boundary
- Plan in Effect - Area Structure Plan/Area Redevelopment Plan\*
- Plan in Effect - Other\*

**General Land Use**

- Urban Mix
- Commercial/Industrial Employment
- Institutional Employment
- Future Non-Residential Area

- Open Space - Current
- Urban Service
- Agriculture
- Waterbody
- North Saskatchewan River Valley and Ravine System

**Planned Municipal Park\*\***

- Small (<3 ha)
- Medium (3 ha - 10 ha)
- Large (>10 ha)

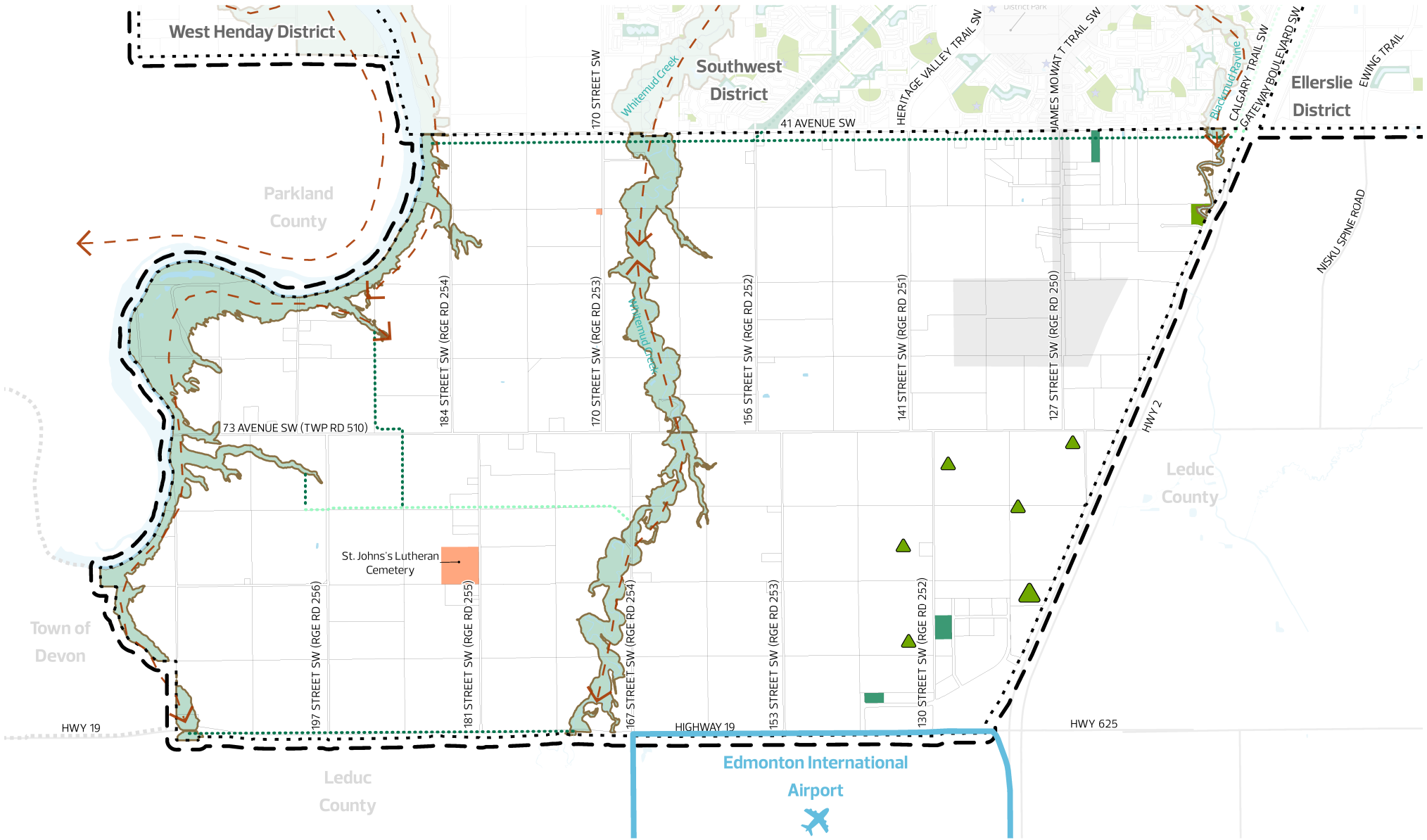
**Development Areas**

- Node or Corridor Area
- Non-Residential Intensification Area

**Design Influences**

- Large Site
- Commercial Frontage

\*Plan in Effect boundaries on this map are conceptual. Consult the Plan in Effect for details.  
 \*\*Small Planned Municipal Park not shown for areas with Area Structure Plans in effect.



**General Information**

- Municipal Boundary
- Adjacent Jurisdiction Boundary
- District Plan Boundary
- Node or Corridor Area
- Transportation/Utility Corridor\*

**Open Space Connectors and Features**

- River Valley Viewpoint - Current
- River Valley Viewpoint - Planned
- River Valley Trail Access

- Waterbody
- North Saskatchewan River Valley and Ravine System
- Habitat Greenway
- Urban Greenway
- Major Ecological Connection

**Municipal Open Space**

- Park - Current\*\*
- Open Space - Supplementary\*\*
- Municipal Golf Course
- Municipal Cemetery

**Planned Municipal Park\*\*\***

- Small (<3 ha)
- Medium (3 ha - 10 ha)
- Large (>10 ha)

**Community Assets**

- Recreation Centre
- School

**Non-Municipal Open Space**

- Open Space - Other
- Provincial Park/Protected Area
- Private Golf Course
- Private Cemetery
- Other Open Spaces
- Special Purpose Facility

\*Transportation/Utility Corridor is not comprehensive and for illustrative purposes only.

\*\*Park - Current and Open Space - Supplementary may include Urban Service uses.

\*\*\*Planned Municipal Park locations are conceptual. Refer to the Plan in Effect or other applicable plans for details. Small Planned Municipal Park not shown for areas with Area Structure Plans in effect.

Parcel mapping may not exist exactly as illustrated and is subject to revision during subdivision and rezoning.

### 3.3 Mobility

The Mobility System is about moving people and goods in an efficient and accessible manner. For a city to be prosperous and vibrant, it needs an integrated transportation network that offers its residents a variety of mobility options, enabling them to access what they need. The system should transition to a low-carbon future and 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:

- The Active Transportation Network creates critical connections using walking, rolling or biking, allowing people to access destinations, amenities, daily needs and recreational opportunities.
- The Transit Network provides connectivity city-wide, **District**-wide and regionally, prioritizing accessible, reliable and safe services.
- The Roadway and Goods Movement Network will facilitate economic development, provide access to business and employment, and support regional connection and prosperity. The network includes all **Arterial Roadways**, expressways, freeways and provincial highways as identified in [The City Plan](#).

District Plan maps that show these networks include:

- [Map 3: Nodes and Corridors](#)
- [Map 6: Active Transportation to 1.25 Million](#)
- [Map 7: Transit to 1.25 Million](#)

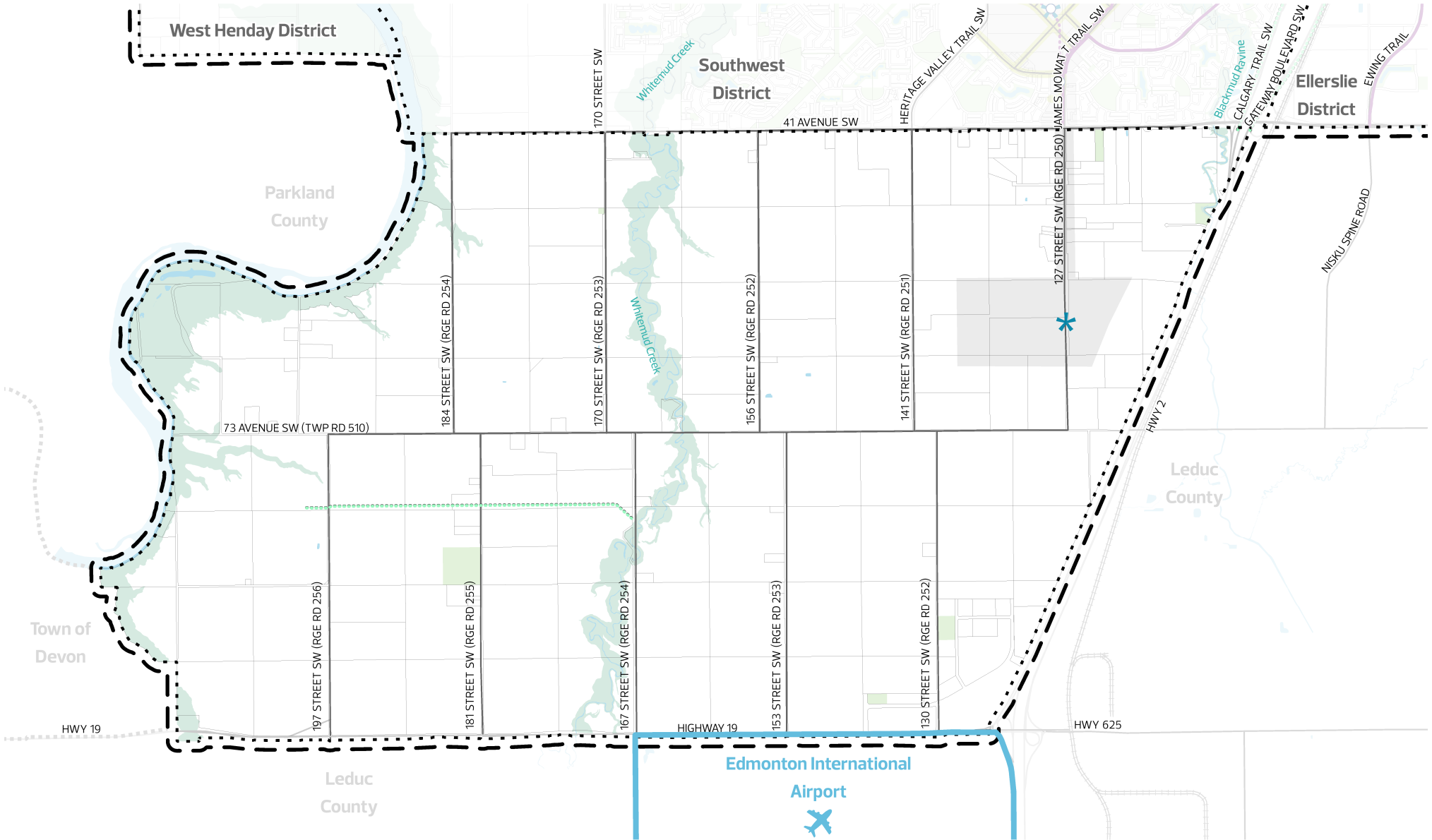
#### Map 6: Active Transportation to 1.25 Million

The Active Transportation to 1.25 Million map provides more detailed and geographic-specific guidance on the implementation of the Active Transportation Network from The City Plan. This map shows the regional and **District**-level cycling, walking and rolling priority locations or routes that are existing, planned or identified as an opportunity as Edmonton reaches 1.25 million people. For the complete Active Transportation Network once Edmonton reaches two million people, see The City Plan.

#### Map 7: Transit to 1.25 Million

The Transit to 1.25 Million map provides more detailed and geographic-specific guidance on implementing the Transit Network from The City Plan. This map shows the city-wide and **District**-level transit routes that are existing, planned or identified as an opportunity as Edmonton reaches 1.25 million people. **Local Transit** routes are not shown on this map. For the complete Mass Transit Network once Edmonton reaches two million people, see The City Plan.





**General Information**

- Municipal Boundary
- Adjacent Jurisdiction Boundary
- District Plan Boundary
- Node or Corridor Area
- Arterial Roadway
- Freeway/Expressway/Highway

- Transportation/Utility Corridor
- Railway\*
- Water Body
- North Saskatchewan River Valley and Ravine System
- Open Area

**Active Transportation**

- District Connector Bike Route - Current
- District Connector Bike Route - Planned
- Bike Connection - Identified Opportunity
- Pedestrian Priority Area
- Pedestrian Connection - Identified Opportunity
- Urban Greenway
- River Valley Trail Access
- River Valley Active Transportation Regional Connection
- Active Transportation Regional Connection
- Active Transportation Bridge - Current
- Active Transportation Bridge - Planned

**Transit**

- Mobility Hub
- Mass Transit Station - Current
- Mass Transit Station - Planned

\*Railway data is not comprehensive and for illustrative purposes only.

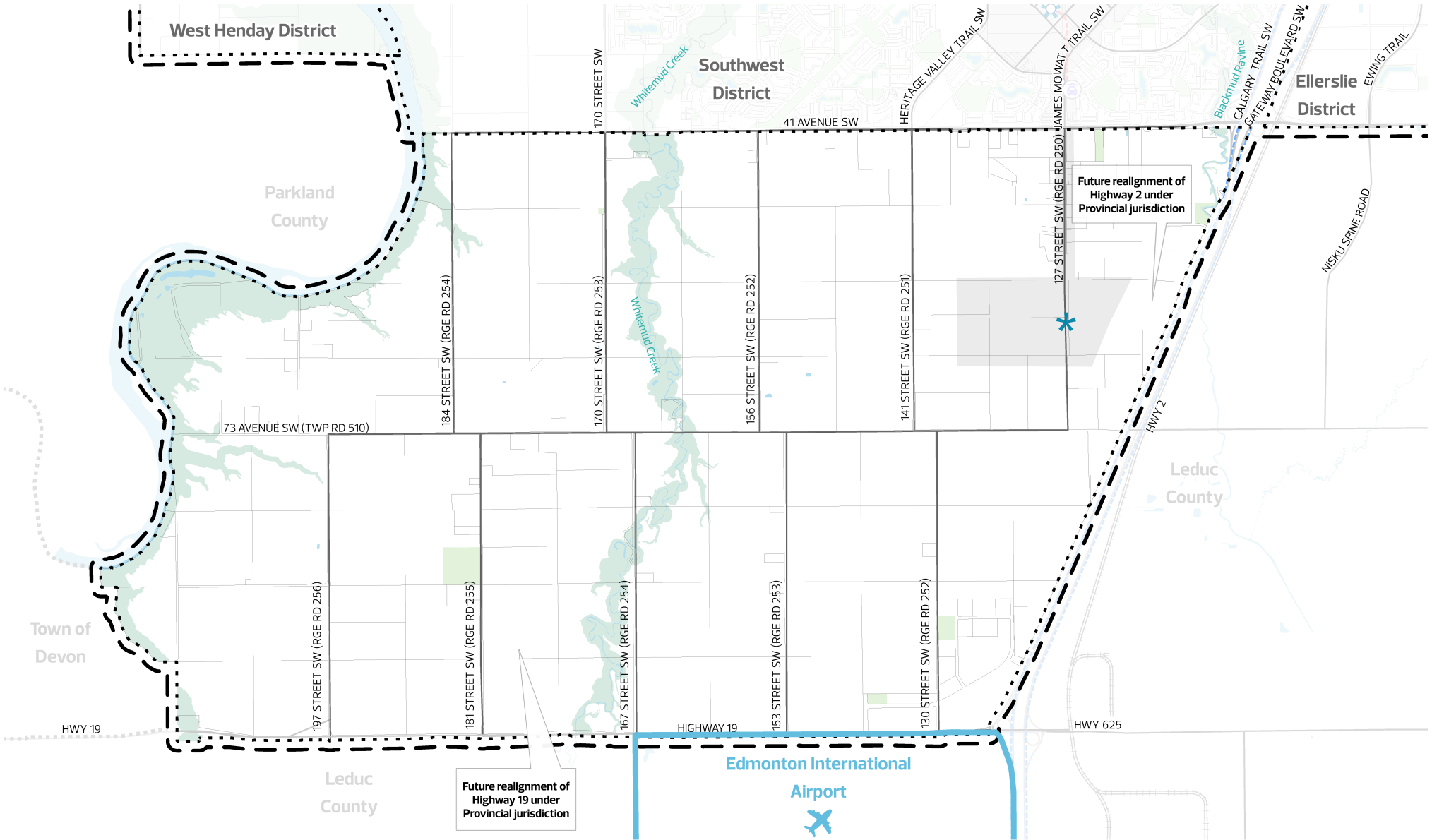
Note that some roadway alignments are conceptual. Refer to additional Plans in Effect, where applicable, for details.

Parcel mapping may not exist exactly as illustrated and is subject to revision during subdivision and rezoning.



Scale: 1:57,000

Data Updated: 2024 03 01



**General Information**

- Municipal Boundary
- Adjacent Jurisdiction Boundary
- District Plan Boundary
- Node or Corridor Area
- Arterial Roadway
- Freeway/Expressway/Highway

- Transportation/Utility Corridor
- Railway\*
- Water Body
- North Saskatchewan River Valley and Ravine System
- Open Area

**Transit**

- Citywide Mass Transit - Current
- Citywide Mass Transit - Planned
- Citywide Mass Transit - Identified Opportunity
- District Mass Transit - Current
- District Mass Transit - Planned

- Mobility Hub
- Mass Transit Station - Current
- Mass Transit Station - Planned
- Park and Ride - Current
- Park and Ride - Planned

\*Railway data is not comprehensive and for illustrative purposes only.

Note that some roadway alignments are conceptual. Refer to additional Plans in Effect, where applicable, for details.

Parcel mapping may not exist exactly as illustrated and is subject to revision during subdivision and rezoning.



Scale: 1:57,000

Data Updated: 2024 03 01

## 4 Area-Specific Policy

This Area-Specific Policy section lists [other geographic plans and tools](#), and additional or exceptional policies to consider when making planning decisions for specific areas of the District. The information in this section must be considered alongside **Maps 1 to 7** in this District Plan and 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 8: Area-Specific Policy Subareas](#) and [Table 2: Area-Specific Policy](#) for additional or exceptional plans and policies to consider in this District.

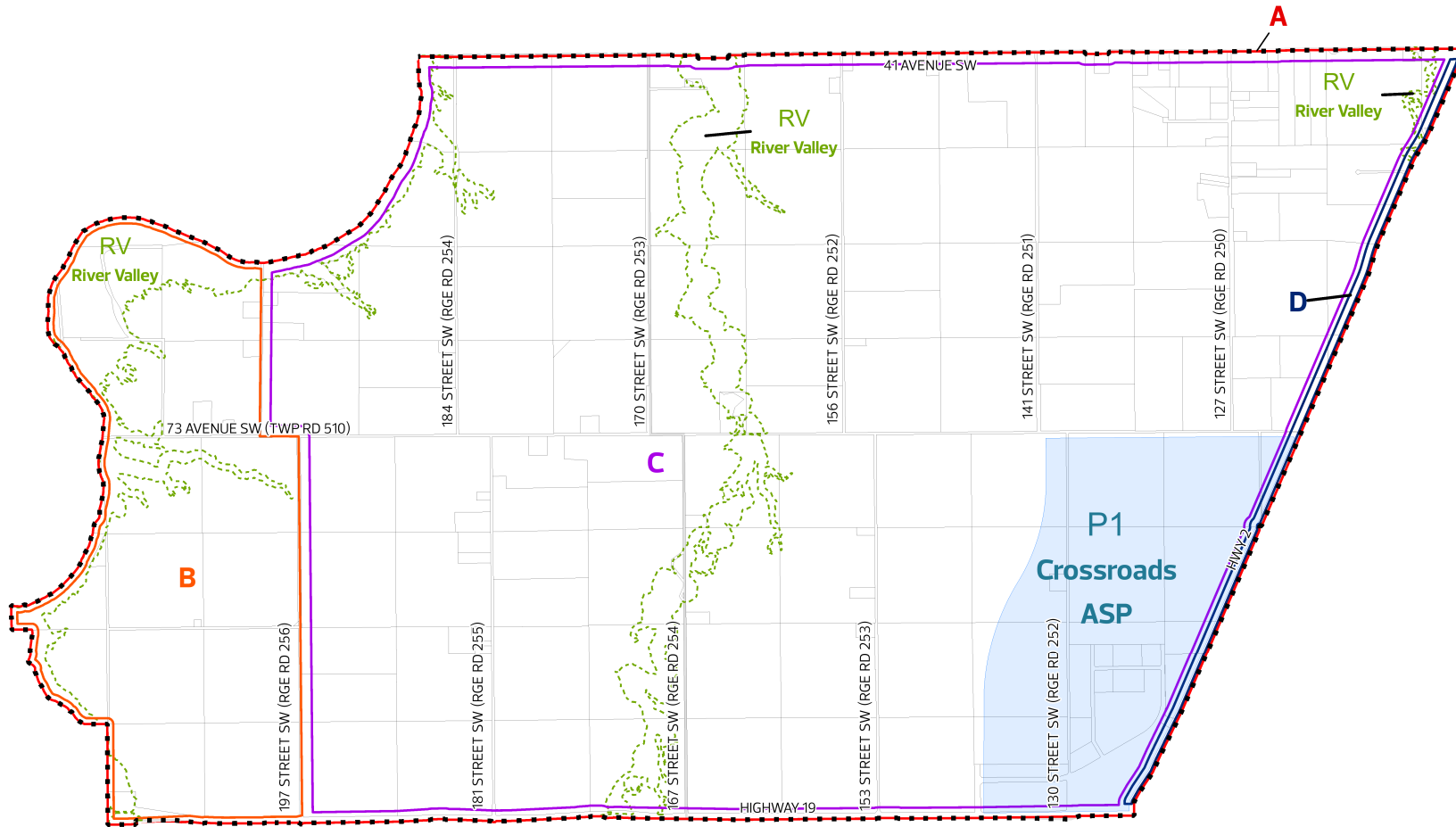
Refer to [Section 1.2: Authority and Relationship to Other Plans](#) of this District Plan for information on how **Table 2: Area-Specific Policy** shall be read with the District Policy and this District Plan.

### Map 8: Area-Specific Policy Subareas

The Area-Specific Policy Subareas map identifies geographic subareas within the District where additional or exceptional policies apply. Refer to **Table 2: Area-Specific Policy** for the detailed policy direction that applies to a particular geographic area. Where a particular location is not located within a subarea, refer to **Maps 1 to 7** in this District Plan and the District Policy for planning guidance.

### Table 2: Area-Specific Policy

The Area-Specific Policy table identifies detailed policy direction for the specific geographic areas identified on **Map 8: Area-Specific Policy Subareas**. In some instances, a detailed map is included with a policy to provide additional clarity. Parcel mapping may not exist exactly as illustrated and is subject to revision during subdivision and rezoning.



**Table 2: Area-Specific Policy Table**

Subarea	Additional or Exceptional Policy
A	<p><b>A.1 Rabbit Hill Area - Land Use (Interjurisdictional Cooperation Accord)</b> Pursuant to the Annexation Agreement:</p> <ul style="list-style-type: none"> <li>a) Planning in this area should ensure that the airport reaches its potential as a key economic driver and contributor to the region's sustainability and success in such a manner that also avoids constraining it.</li> <li>b) Major developments located along boundary roads that are outside of local or area structure plans should be reviewed and addressed collaboratively with the County of Leduc.</li> </ul>
	<p><b>A.2 Rabbit Hill Area - Land Use (Rezoning)</b> Rezoning within this area should not be to Special Area Edmonton South zones, which were adopted by City Council only to provide continuity for landowners as part of the Leduc County Annexation in 2019.</p>
B	<p><b>B.1 West Rabbit Hill - Land Use (Agriculture)</b> This area is within the Regional Agriculture Master Plan Policy Area 1 - Rural Agriculture. For further planning direction, refer to the Regional Agriculture Master Plan.</p>
C	<p><b>C.1 East Rabbit Hill - Land Use (Agriculture)</b> This area is within the Regional Agriculture Master Plan Policy Area 3 - Agriculture in Future Transition Lands. For further planning direction, refer to the Regional Agriculture Master Plan.</p>
D	<p><b>D.1 Calgary Trail/Highway 2 Area - Highway 2 Corridor Design Guidelines</b> For further planning direction, refer to the Highway 2 Corridor Design Guidelines.</p>
P1	<p><b>P1 Crossroads Area Structure Plan</b> For further planning direction, refer to the Crossroads Area Structure Plan.</p>
RV	<p><b>RV North Saskatchewan River Valley and Ravine System</b> For additional strategic context, refer to the North Saskatchewan River Valley Area Redevelopment Plan and Ribbon of Green strategic plan.</p>

**Where no subareas have been identified, the District Policy and District Plan maps (Maps 1 to 7) shall guide planning decisions.**