

CHARTER BYLAW 24014 - WEST HENDAY DISTRICT PLAN

Recommendation

That Charter Bylaw 24014 be given third reading.

Purpose

To adopt the West Henday District Plan as a statutory plan under the *Municipal Government Act*, as amended by the City of Edmonton Charter 2018 Regulation, to provide guidance for land use, mobility and growth management within the West Henday District. The West Henday District Plan will be used in conjunction with the District Policy to implement the District Network described in The City Plan.

Readings

Charter Bylaw 24014 is ready for third reading.

Advertising and Additional Promotion

This Charter Bylaw was advertised in the Edmonton Journal on May 10, 2024, and May 18, 2024. The District Planning public hearing was also promoted through Facebook, Google search and Instagram advertisements, LRT and Ice District digital signage, radio ads, newsletters, posters in recreation centres and Edmonton Public Library branches, as well as the City's media and social media channels from May 1, 2024 to May 27, 2024.

Previous Council/Committee Action

At the May 28-30/June 3/25-26, 2024, City Council Public Hearing, the following motion was passed:

That Charter Bylaw 24014, as amended, and Bylaws 24114, 24115 and 24116 be read a second time.

REPORT

Executive Summary

On August 20, 2024, the Edmonton Metropolitan Region Board (EMRB) recommended approval of REF 2024-018, City of Edmonton, West Henday District Plan, subject to a 28-day appeal period

CHARTER BYLAW 24014 - WEST HENDAY DISTRICT PLAN

ending September 17, 2024. As no appeal was submitted, the EMRB approved the REF application and it is now ready for third reading.

This application proposes to introduce the West Henday District Plan. The West Henday District Plan must be read in conjunction with the District Policy. The intention is to advance The City Plan’s District Network and guide development and growth.

This application includes the proposed repeal of four planning documents. Select information and policies from these plans have been incorporated into the West Henday District Plan. In addition, the Lewis Farms Area Structure Plan and The Grange Area Structure Plan are proposed to be amended.

Refer to the October 2, 2024, Urban Planning and Economy report UPE01245rev Charter Bylaw 24000 - District Policy for an overview of the District Planning project, including:

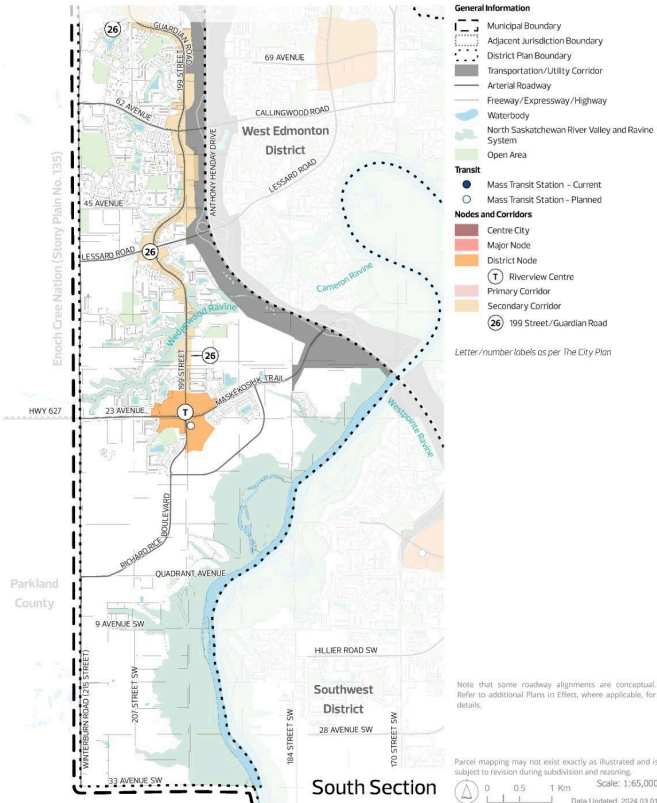
- project background and components
- how the components were made
- plan implementation and maintenance
- strategic alignment

Overview of Plan

District Plan | West Henday



Map 3: Nodes and Corridors



CHARTER BYLAW 24014 - WEST HENDAY DISTRICT PLAN

Figure 1 - Nodes and Corridors Map - West Henday District

The West Henday District is one of 15 districts in Edmonton’s District Network as outlined in The City Plan. Adjacent districts include Jasper Place, Northwest, West Edmonton and Southwest. It includes the Riverview Centre District Node and 199 Street/Guardian Road Secondary Corridor (see Figure 1).

Notable features of this district include three major transportation routes that are also entrances to the City: Yellowhead Trail, Stony Plain Road, and Whitemud Drive. It includes the Winterburn Industrial Area, which is a growing employment centre. It also contains a variety of recreational opportunities, including a new recreation centre, Lois Hole Provincial Park at the northern boundary and access to the river valley which runs along the southeast boundary.

Table 1 provides the anticipated population and employment numbers for the West Henday 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	61,000	105,000	162,000
District Employment	12,000	25,000	43,000

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

The West Henday District will continue to be a focus area for population and employment growth through new development. The West Henday District Plan directs the most substantial development opportunities to developing neighbourhoods, and to the nodes and corridors, such as the Riverview Centre District Node and the 199 Street/Guardian Road Secondary Corridor.

Plan Preparation

The City Plan was the starting point for drafting all district plans as it provided high-level direction for the Nodes and Corridors, Mobility, Open Space and Growth Activation Networks. Creation of the West Henday District Plan also included a fulsome review of all plans in effect, which has resulted in recommendations for plan repeals and amendments. Relevant policies from those plans proposed for repeal have been moved into the district plan’s Area-Specific Policy section (see Table 2 in the West Henday District Plan). For more information on the plan preparation process refer to the October 2, 2024, Urban Planning and Economy report UPE01245rev Charter Bylaw 24000 - District Policy.

The public and stakeholder groups also provided input on the West Henday District Plan. Administration made changes based on feedback when it:

- Aligned with The City Plan and recent Council decisions regarding land use and zoning,

CHARTER BYLAW 24014 - WEST HENDAY DISTRICT PLAN

- Was relevant to the plan content and subject to the authority of a land use plan, or
- Identified errors in the draft plans.

Much of the feedback received was not specific to a particular district, but applied to the District Policy or to all district plans, such as what information was shown on the maps. Of the feedback that was related to a particular district, much of it corrected minor errors and omissions.

Repeals and Amendments

The plans proposed to be repealed, amended and retained in the West Henday District are described below. Maps of all plans proposed for repeal and amendment as part of the District Planning project are provided as Attachments 2 and 3 to the October 2, 2024, Urban Planning and Economy report UPE01245rev Charter Bylaw 24000 - District Policy.

Acronyms for this section are as follows:

- ASP: Area Structure Plan
- NSP: Neighbourhood Structure Plan
- NASP: Neighbourhood Area Structure Plan

Four plans in the West Henday District are proposed to be **repealed**:

- **Breckenridge Greens NSP (1991)** was created to provide a subdivision and development framework for the Breckenridge Greens neighbourhood in the central portion of the West Henday District. The area is now developed and the plan has served its purpose. Direction for specific areas transferred to the district plan includes one Municipal Reserve dedication policy.
- **Glastonbury NSP (1998)** was created to provide a subdivision and development framework for the Glastonbury neighbourhood in the central portion of the West Henday District. The area is mostly developed and the plan has served its purpose. Direction for specific areas transferred to the district plan includes: providing low density residential zoning direction for one site on Grant Way; an outstanding shared pathway; and direction for park development.
- **Suder Greens NSP (2002)** was created to provide a subdivision and development framework for the Suder Greens neighbourhood in the central portion of the West Henday District. The area is now developed and the plan has served its purpose. Direction for specific areas transferred to the district plan includes: direction for realignment of 199 Street; an outstanding shared pathway; and an outstanding Medium Density Residential site and Municipal Reserve dedication should the golf course redevelop.
- **The Hamptons NSP (1998)** was created to provide a subdivision and development framework for The Hamptons neighbourhood in the central portion of the West Henday District. The area is mostly developed and the plan has served its purpose. Direction for specific areas transferred to the district plan includes: policies pertaining to The Grange District Park and the Hamptons Community Park, and an outstanding road connection to Winterburn Road NW from the neighbourhood.

CHARTER BYLAW 24014 - WEST HENDAY DISTRICT PLAN

Two plans in the West Henday District are proposed to be **amended**:

- **Lewis Farms ASP (1988)** contains two NSPs that are proposed for repeal under Bylaw 24114 - A Bylaw to repeal plans in the West Henday District. In order to accommodate these repeals, the Lewis Farms ASP must be amended.
- **The Grange ASP (1988)** contains two NSPs that are proposed for repeal under Bylaw 24114 - A Bylaw to repeal plans in the West Henday District. In order to accommodate these repeals, The Grange ASP must be amended.

Twenty-one plans in the West Henday District are proposed to be retained:

<ul style="list-style-type: none"> ● Big Lake ASP (1991) ● Riverview ASP (2013) 	<p>These plans are still required to guide the development of new Neighbourhood Structure Plans, which will guide subdivision, rezoning, and infrastructure development in the area.</p>
<ul style="list-style-type: none"> ● Edgemont NASP (2011) ● Granville NSP (2007) ● Hawks Ridge NSP (2010) ● Kinglet Gardens NSP (2016) ● Lewis Farms ASP (1988) ● Lewis Farms Business Employment NSP (2020) ● Pintail Landing NSP (2019) ● Potter Greens NSP (1990) ● River's Edge NSP (2015) ● Rosenthal NSP (2009) ● Secord NSP (2007) ● Starling NSP (2010) ● Stewart Greens NSP (2007) ● Stillwater NSP (2016) ● The Grange ASP (1998) ● The Uplands NSP (2015) ● Trumpeter NSP (2008) ● Webber Greens NSP (2000) ● Winterburn Industrial ASP (2010) 	<p>These plans are still required to guide subdivision, rezoning, and infrastructure development in the area.</p>

Community Insights

Administration did significant public engagement for the District Planning project in 2021, 2022 and 2023.

CHARTER BYLAW 24014 - WEST HENDAY DISTRICT PLAN

For an overview of engagement for the entire District Planning project, refer to the “Engagement and Communications Summary” (Attachment 4, October 2, 2024, Urban Planning and Economy report UPE01245rev Charter Bylaw 24000 - District Policy).

For the detailed engagement approach and results from public engagement activities that took place in October to early December 2023, refer to the “Phase 3 What We Heard/What We Did Report” (Attachment 5, October 2, 2024, Urban Planning and Economy report UPE01245rev Charter Bylaw 24000 - District Policy).

Legal Implications

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*. “Additional statutory plans” are a unique tool provided to the City of Edmonton by the Government of Alberta through the City of Edmonton Charter 2018 Regulation and the *Municipal Government Act*.

District plans meet the City’s obligations under the Edmonton Metropolitan Region Growth Plan and were reviewed in accordance with the Regional Evaluation Framework process. District plans will support Edmonton’s efforts to achieve and exceed the density requirements and aspirational density targets in the Edmonton Metropolitan Region Growth Plan.

Attachment

1. Charter Bylaw 24014 - A Bylaw to adopt the West Henday District Plan
 - Schedule A - West Henday District Plan

Others Reviewing the Report

- M. Plouffe, Chief People Officer and City Solicitor