

CHARTER BYLAW 24003 - ELLERSLIE DISTRICT PLAN

Recommendation

That Charter Bylaw 24003 be given third reading.

Purpose

To adopt the Ellerslie 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 Ellerslie District. The Ellerslie District Plan will be used in conjunction with the District Policy to implement the District Network described in The City Plan.

Readings

Charter Bylaw 24003 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 meeting, the following motion was passed:

That Charter Bylaw 24003, as amended, be read a second time.

REPORT

Executive Summary

On August 20, 2024, the Edmonton Metropolitan Region Board (EMRB) recommended approval of REF 2024-008, City of Edmonton, Ellerslie District Plan, subject to a 28-day appeal period ending

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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 Ellerslie District Plan. The Ellerslie 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.

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

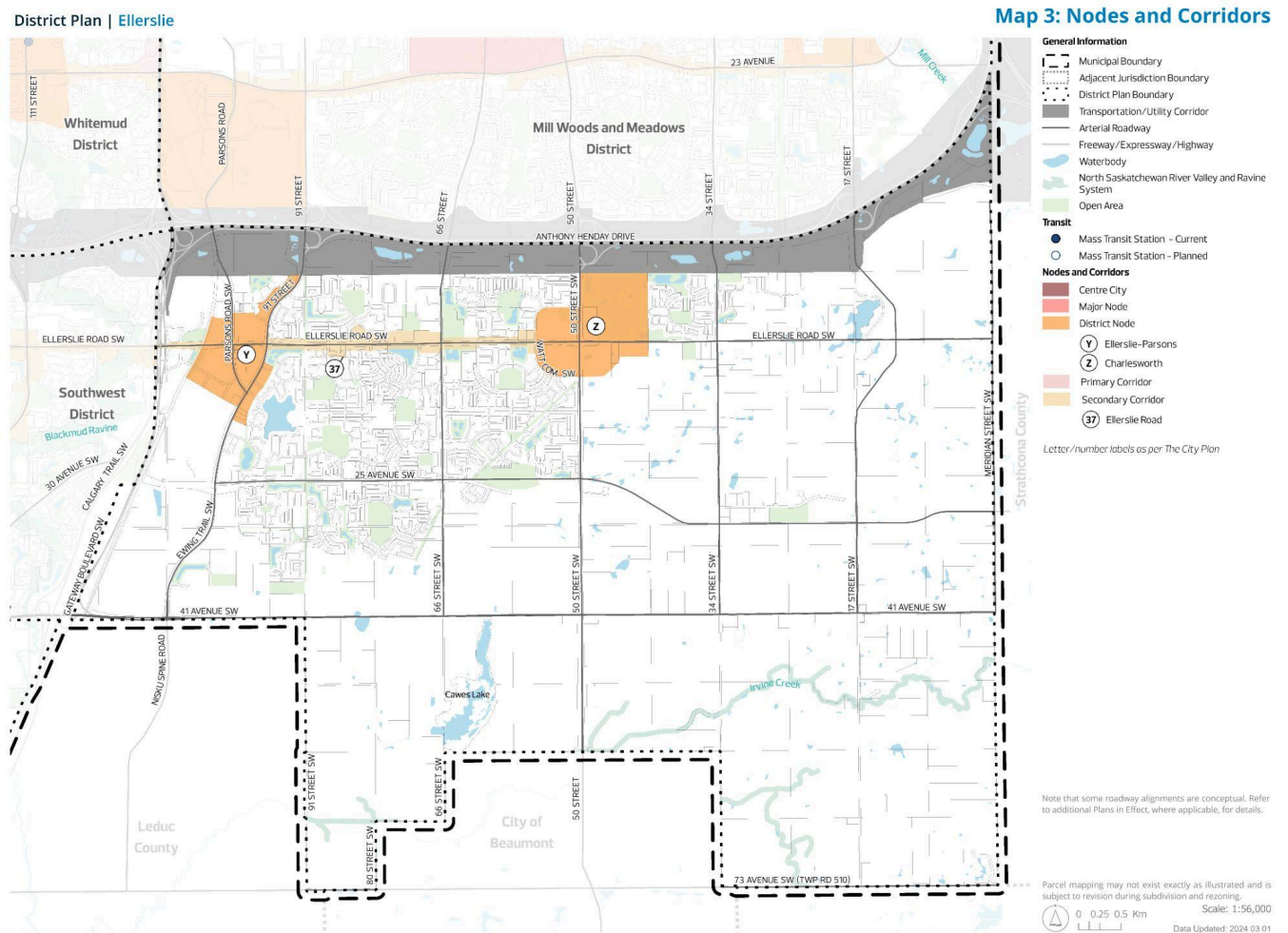


Figure 1 - Nodes and Corridors Map - Ellerslie District

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The Ellerslie District is one of 15 districts in Edmonton’s District Network as outlined in The City Plan. Adjacent districts include Southwest and Mill Woods and Meadows. The Ellerslie District includes the Ellerslie-Parsons and Charlesworth District Nodes, and the Ellerslie Road Secondary Corridor (refer to Figure 1).

Notable features of this district include the Ellerslie Industrial Neighbourhood, which is an important employment centre. It is also home to the Ivor Dent Sports Park which provides recreational fields and facilities. Edmonton’s largest wetland complex is located in the east portion of the district. Known as Emerald Hills, it is part of the Beaver Hills Moraine which connects to the UNESCO-recognized Beaver Hills Biosphere to the east.

Table 1 provides the anticipated population and employment numbers for the Ellerslie 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	51,000	67,000	186,000
District Employment	10,000	17,000	46,000

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

As the city grows the Ellerslie District will continue to be a focus area for population and employment growth through new development. The Ellerslie District Plan directs the most substantial development opportunities to developing neighbourhoods, the Future Non-Residential Area, and to the nodes and corridors, such as the Ellerslie-Parsons and Charlesworth District Nodes, and the Ellerslie Road Secondary Corridor. Significant portions of the district are Future Growth Area. The timing of development in the Future Growth Area will be guided by City Council’s direction on the Substantial Completion Standard.

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 Ellerslie District Plan also included a fulsome review of all plans in effect which has resulted in recommendations for plan repeals and amendments. No plans in effect have been proposed to be repealed or amended in the Ellerslie District. 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 Ellerslie District Plan. Administration made changes based on feedback when it:

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

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- 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 Ellerslie 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

No plans in the Ellerslie District are proposed to be **repealed**.

No plans in the Ellerslie District are proposed to be **amended**.

Ten plans and one guideline in the Ellerslie District are proposed to be **retained**:

<ul style="list-style-type: none"> • Decoteau ASP (2015) • Southeast ASP (2005) 	<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"> • Alces NSP (2018) • Charlesworth NSP (2005) • Ellerslie ASP (1999) • Ellerslie NSP (2001) • Mattson NSP (2019) • Meltwater NSP (2021) • The Orchards at Ellerslie NSP (2007) • Walker NSP (2007) 	<p>These plans are still required to guide subdivision, rezoning, and infrastructure development in the area.</p>
<ul style="list-style-type: none"> • Highway 2 Corridor Design Guidelines (1995) 	<p>While this plan does not completely align with the policy objectives of The City Plan, it was developed in collaboration with several regional partners. A comprehensive review of this plan with those regional partners is outside the scope of District Planning, and will be required in the future.</p>

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Community Insights

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

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 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 24003 - A Bylaw to adopt the Ellerslie District Plan
 - Schedule A - Ellerslie District Plan

Others Reviewing the Report

- M. Plouffe, Chief People Officer and City Solicitor