

CHARTER BYLAW 24007 - NORTHEAST DISTRICT PLAN

Recommendation

That Charter Bylaw 24007 be given third reading.

Purpose

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

Readings

Charter Bylaw 24007 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 24007, as amended, and Bylaws 24107 and 24108 be read a second time.

REPORT

Executive Summary

On August 20, 2024, the Edmonton Metropolitan Region Board (EMRB) recommended approval of REF 2024-012, City of Edmonton, Northeast 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 Northeast District Plan. The Northeast 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 11 planning documents. Select information and policies from these plans have been incorporated into the Northeast District Plan.

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

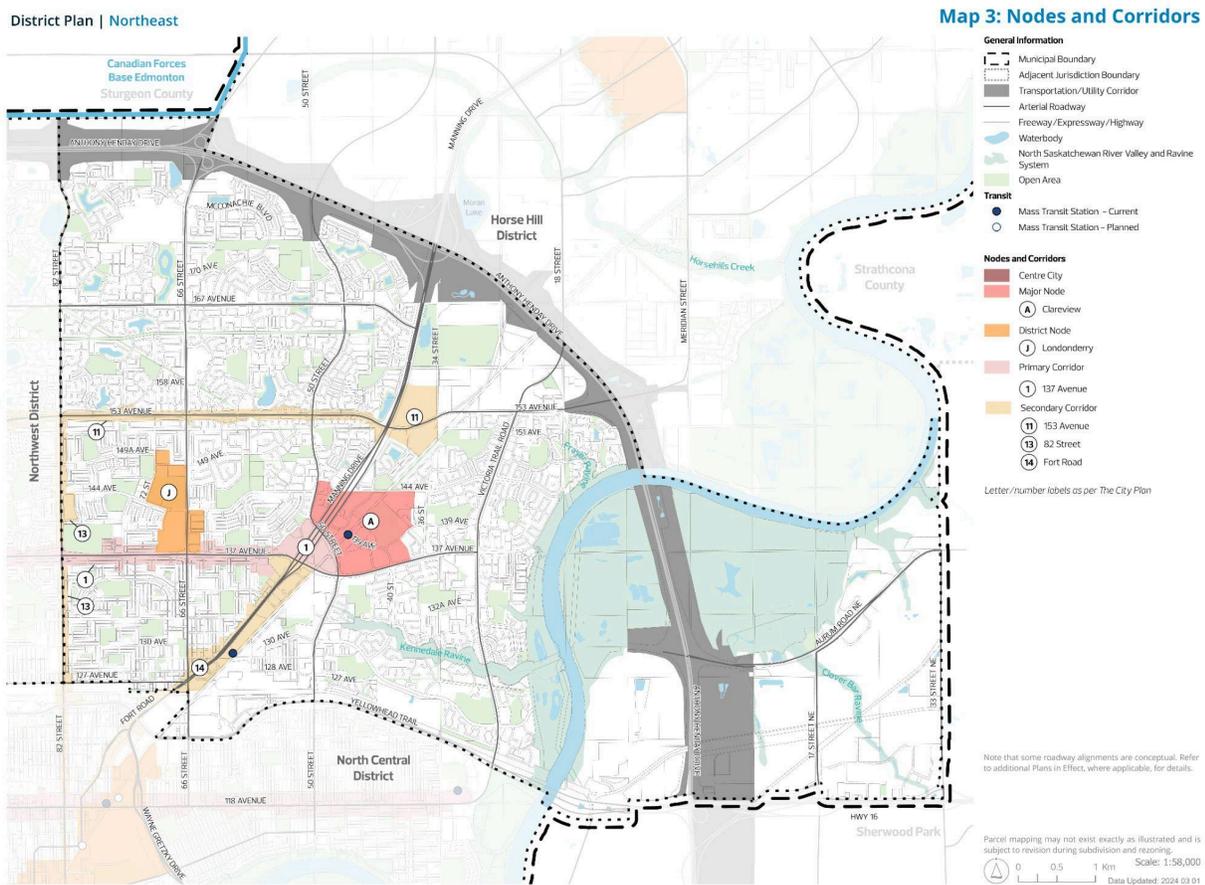


Figure 1 - Nodes and Corridors Map - Northeast District

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The Northeast District is one of 15 districts in Edmonton’s District Network as outlined in The City Plan. Adjacent districts include Horse Hill, 118 Avenue District and Northwest. It also includes the Clareview Major Node, one district node, one primary corridor and three secondary corridors. (refer to Figure 1).

Notable features of this district include the Kennedale, Fraser and Clover Bar Ravines which include well-used river valley access points. There are two natural treestand areas within the district that facilitate the movement of wildlife and provide active transportation opportunities. The district is located south of the Canadian Forces Base Edmonton. It also includes Canadian National rail lines and Edmonton’s first Light Rail Transit segment, connecting Clareview to Downtown Edmonton.

Table 1 provides the anticipated population and employment numbers for the Northeast 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	120,000	136,000	155,000
District Employment	25,000	34,000	55,000

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

The Northeast District will see population growth in its actively developing neighbourhoods and employment growth in its industrial area. The Northeast District Plan directs the most substantial development opportunities to developing neighbourhoods, and to the nodes and corridors, such as Clareview Major Node and Fort 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 Northeast 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 (refer to Table 2 in the Northeast 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 Northeast District Plan. Administration made changes based on feedback when it:

- Aligned with The City Plan and recent Council decisions regarding land use and zoning,
- Was relevant to the plan content and subject to the authority of a land use plan, or

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- 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 Northeast 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
- ARP: Area Redevelopment Plan
- NSP: Neighbourhood Structure Plan
- NASP: Neighbourhood Area Structure Plan
- OP: Outline Plan

Nine plans, one guideline and one implementation report in the Northeast District are proposed to be **repealed**:

- **Belvedere Station ARP (1980)** was created to guide the redevelopment of land around the Belvedere LRT station, in the south-central portion of the Northeast District, to promote LRT ridership and efficient vehicle and pedestrian traffic. The area has now been zoned in accordance with the plan or the plan's policy guidance is now covered by the District Policy. No policies have been transferred to the district plan.
- **Casselman Steele Heights District OP (1972)** was created to inform investments and distribution of public infrastructure for land between the Canadian National Rail (CNR) right-of-way to 66 Street NW, and 137 Avenue NW to 153 Avenue NW. The area is now developed and the plan has served its purpose. No policies have been transferred to the district plan.
- **Clareview Town Centre NASP (1980)** was created to provide a subdivision and development framework for the Clareview Town Centre neighbourhood in the east-central area of the Northeast District. The area has now been zoned in accordance with the plan or the plan's policy guidance is now covered by the District Policy and district plan. Direction for specific areas transferred to the district plan includes directing the location of two high school sites.
- **Ebbers NASP (2006)** was created to provide a subdivision and development framework for the Ebbers neighbourhood near the northeast portion of the Northeast District. The area has now

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been zoned in accordance with the plan or the plan's policy guidance is now covered by the District Policy. No policies have been transferred to the district plan.

- **Fort Road Old Town Master Plan (2002)** and the Fort Road Old Town Master Plan Implementation Report (2003) were created to guide the redevelopment and public infrastructure investment decisions of land along Fort Road between the CNR mainline right-of-way and 137 Avenue NW. The area has now been zoned in accordance with the plan, the plan's policy guidance is now covered by the District Policy and the implementation report has served its purpose. No policies have been transferred to the district plan.
- **Fraser NASP (1984)** was created to provide a subdivision and development framework for the Fraser neighbourhood in the northeast corner of the Northeast District. The area is now developed and the plan has served its purpose. No policies have been transferred to the district plan.
- **Gorman Community Concept Plan (2009)** was created to guide the future planning and development of a Neighbourhood Structure Plan for the Gorman neighbourhood in the northeast corner of the Northeast District. The Neighbourhood Structure Plan is now adopted and the plan has served its purpose. No policies have been transferred to the district plan.
- **Hollick Kenyon NSP (1991)** was created to provide a subdivision and development framework for the Hollick Kenyon neighbourhood in the north-central portion of the Northeast District. The area has now been zoned or the plan's policy guidance is now covered by the District Policy and district plan. Direction for specific areas transferred to the district plan includes subdivision of a school/park site and road right-of-way.
- **Kennedale Industrial ASP (1981)** was created to guide the redevelopment of the Kennedale Industrial neighbourhood in the south-central portion of the Northeast District. The area has now been zoned or the plan's policy guidance is now covered by the District Policy and district plan. Direction for specific areas transferred to the district plan includes subdivision of a road right-of-way.
- **Yellowhead Corridor East Design Guidelines (2003)** were created to guide development and transportation decisions for land along Yellowhead Trail, between 50 Street NW and 33 Street NE. The area is now developed and the plan has served its purpose or the plan's policy guidance is now covered by the District Policy and district plan. No policies have been transferred to the district plan.

One plan in the Northeast District is proposed to be **amended**:

- **Pilot Sound ASP (1981)** contains one NSP that is proposed for repeal under Bylaw 24107 - A Bylaw to repeal plans in the Northeast District. In order to accommodate these repeals, the Pilot Sound ASP must be amended.

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Ten plans in the Northeast District are proposed to be **retained**:

<ul style="list-style-type: none">● Aurum Industrial Business Park ASP (1991)● Crystallina Nera East NSP (2011)● Crystallina Nera West NSP (2007)● Cy Becker NSP (2021)● Edmonton North ASP (1979)● Gorman NSP (2020)● McConachie NSP (2006)● Pilot Sound ASP (1981)● Schonsee NSP (2002)	These plans are still required to guide subdivision, rezoning, and infrastructure development in the area.
<ul style="list-style-type: none">● Hermitage General OP (1970)	This plan contains complex policy direction and assessing alignment with The City Plan could not be accommodated within the scope and timeline of this project. A comprehensive review of this plan will be required in the future.

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

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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 24007 - A Bylaw to adopt the Northeast District Plan
 - Schedule A - Northeast District Plan

Others Reviewing the Report

- M. Plouffe, Chief People Officer and City Solicitor