

CHARTER BYLAW 24013 - WEST EDMONTON DISTRICT PLAN

Recommendation

That Charter Bylaw 24013 be given third reading.

Purpose

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

Readings

Charter Bylaw 24013 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 24013, as amended, and Bylaw 24113 be read a second time.

REPORT

Executive Summary

On August 20, 2024, the Edmonton Metropolitan Region Board (EMRB) recommended approval of REF 2024-017, City of Edmonton, West Edmonton District Plan, subject to a 28-day appeal period

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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 Edmonton District Plan. The West Edmonton 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 three planning documents. Select information and policies from these plans have been incorporated into the West Edmonton 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

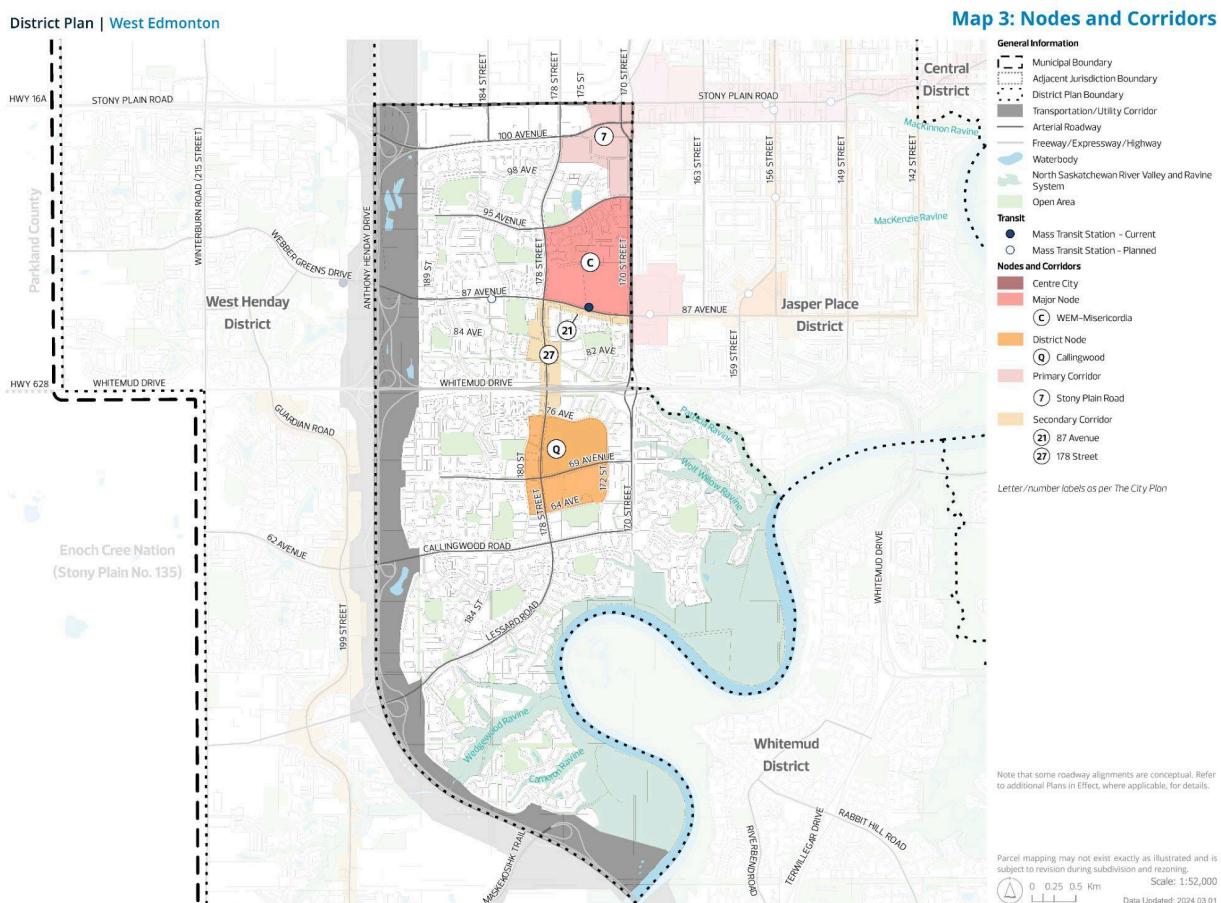


Figure 1 - Nodes and Corridors Map - West Edmonton District

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The West Edmonton District is one of 15 districts in Edmonton’s District Network as outlined in The City Plan. Adjacent districts include Jasper Place and West Henday. It includes portions of the WEM-Misericordia Major Node, one district node, one primary corridor and two secondary corridors (refer to Figure 1).

Notable features of this district include West Edmonton Mall which acts as a major employment centre where commercial, cultural and civic activities are concentrated. The district includes Wedgewood, Wolf Willow and Patricia Ravines which are composed of densely forested areas and steep slopes that contain unique vegetation that supports local and regional biodiversity and provide key ecological connections to the river valley. It also contains the E.L. Smith Water Treatment Plant and k̄isik̄aw p̄isim Solar Farm.

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.

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	61,000	69,000
District Employment	25,000	25,000	32,000

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

The West Edmonton District will refer to population growth in its actively developing neighbourhoods and through redevelopment and infill in its established neighbourhoods. Employment growth is expected in the commercial areas of the district. The West Edmonton District Plan directs the most substantial development opportunities to developing neighbourhoods, and to the nodes and corridors, such as WEM-Misericordia Major Node and the 87 Avenue 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 Edmonton 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 West Edmonton 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 Edmonton District Plan. Administration made changes based on feedback when it:

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- 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
- 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 Edmonton 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:

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

Two plans and one guideline in the West Edmonton District are proposed to be **repealed**:

- **Cameron Heights NASP (2001)** was created to provide a subdivision and development framework for the Cameron Heights neighbourhood in the southern tip of the West Edmonton 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 development of land designated as a special study area and direction for community infrastructure on a school/park site.
- **Donsdale NSP (1995)** was created to provide a subdivision and development framework for the Donsdale neighbourhood in the southern portion of the West Edmonton 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 direction for top-of-bank walkway subdivision.
- **Terra Losa Site Design, Landscape and Architectural Guidelines (1982)** was created to guide design decisions for development in the Terra Losa neighbourhood in the northeast portion of the West Edmonton District. The area is now developed and the plan has served its purpose. No policies have been transferred to the district plan.

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

One plan in the West Edmonton District is proposed to be **retained**:

<ul style="list-style-type: none">• Place La Rue West NASP (2004)	This plan contains complex policy direction and assessing alignment with The City Plan could not be accommodated within the scope
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	and timeline of this project. A comprehensive review of this plan will be required in the future.
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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 24013 - A Bylaw to adopt the West Edmonton District Plan
 - o Schedule A - West Edmonton District Plan

Others Reviewing the Report

- M. Plouffe, Chief People Officer and City Solicitor