

## CHARTER BYLAW 24011 - SOUTHEAST DISTRICT PLAN

### Recommendation

That Charter Bylaw 24011 be given third reading.

### Purpose

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

### Readings

Charter Bylaw 24011 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 24011, as amended, and Bylaw 24111 be read a second time.

## REPORT

### Executive Summary

On August 20, 2024, the Edmonton Metropolitan Region Board (EMRB) recommended approval of REF 2024-015, City of Edmonton, Southeast District Plan, subject to a 28-day appeal period ending

# CHARTER BYLAW 24011 - SOUTHEAST DISTRICT PLAN

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

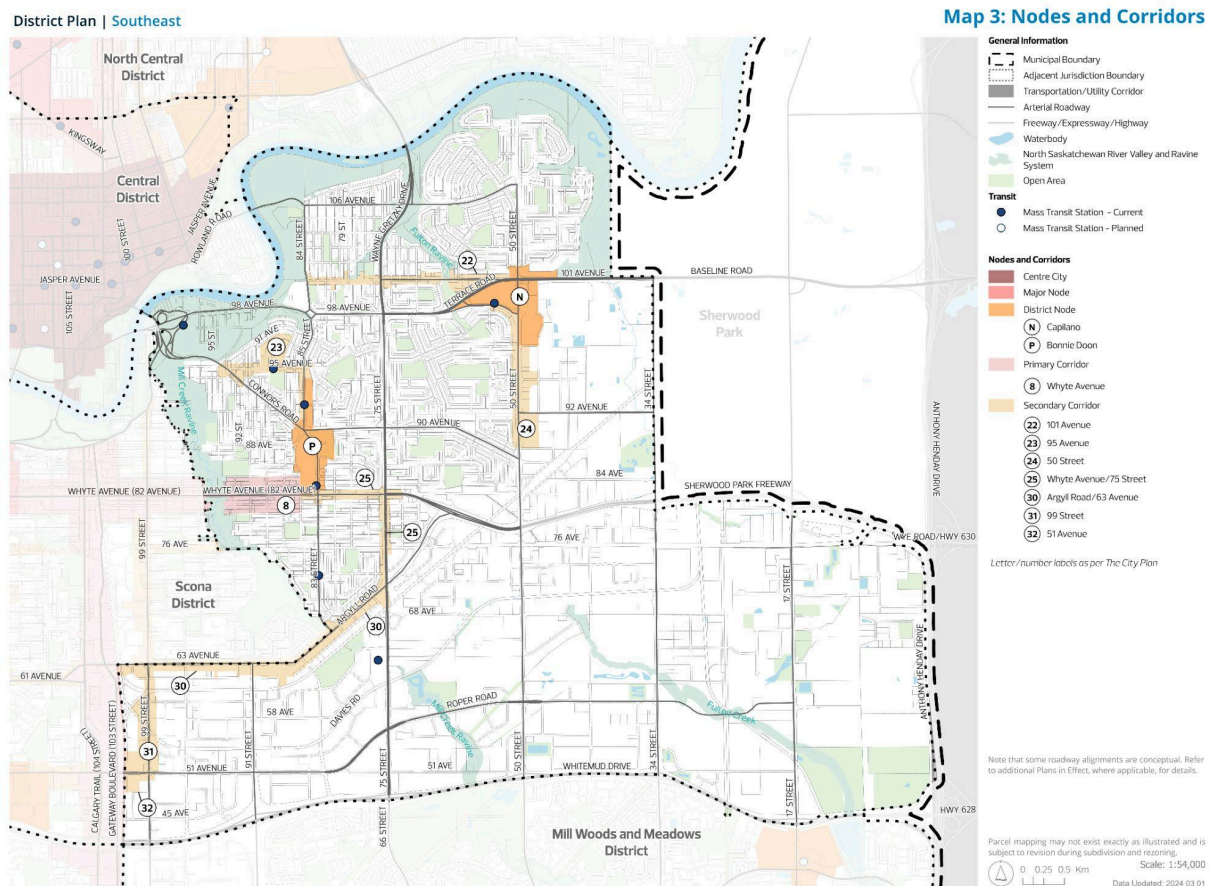
This application proposes to introduce the Southeast District Plan. The Southeast District Plan must be read in conjunction with the District Policy. The intention is to advance The City Plan’s District Network and guide development and growth.

This application includes the proposed repeal of four planning documents. Select information and policies from these plans have been incorporated into the Southeast 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 - Southeast District**

## CHARTER BYLAW 24011 - SOUTHEAST DISTRICT PLAN

The Southeast District is one of 15 districts in Edmonton’s District Network as outlined in The City Plan. Adjacent districts include Mill Woods and Meadows District and Scona District to the south and west, with the neighbouring municipality of Strathcona County to the east. The Southeast District includes both residential and industrial neighbourhoods within the plan area. It includes two district nodes, one primary corridor and seven secondary corridors (refer to Figure 1).

Notable features of this district include its role as a major employment area within southeast Edmonton comprising a wide range of light to heavy industrial businesses and institutional uses such as The King’s University and Campus Saint-Jean. A number of the district’s residential neighbourhoods are connected to the Valley Line Southeast LRT and located along Edmonton’s river valley ravine system. Major recreational and leisure opportunities are provided by the Muttart Conservatory, Riverside Golf Course, Gallagher Park, Goldbar Park and Mill Creek Ravine.

Table 1 provides the anticipated population and employment numbers for the Southeast District at the 1.25 million and two million population horizons of The City Plan.

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

	<b>Federal Census 2021*</b>	<b>City Plan 1.25 Million Population Horizon</b>	<b>City Plan 2 Million Population Horizon</b>
District Population	44,000	52,000	72,000
District Employment	80,000	90,000	104,000

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

The Southeast District will continue to be a focus area for population and employment growth through residential and industrial redevelopment and infill. The Southeast District Plan directs the most substantial development opportunities to nodes and corridors, such as the Bonnie Doon and Capilano District Nodes, 95 Avenue Secondary Corridor and Whyte Avenue Primary 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 Southeast 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 Southeast 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 Southeast District Plan. Administration made changes based on feedback when it:

## CHARTER BYLAW 24011 - SOUTHEAST DISTRICT PLAN

- 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 Southeast 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
- OP: Outline Plan

Two plans and two guidelines in the Southeast District are proposed to be **repealed**:

- **Cloverdale ARP (1986)** was created to guide redevelopment in the Cloverdale neighbourhood, in the northwest corner of the Southeast District, while respecting the area's history and geography. The majority of the plan area has been redeveloped or zoned in accordance with the plan and capital infrastructure improvements are largely implemented. Direction for specific areas transferred to the district plan includes: design guidance for neighbourhood entrance points and park space; and floodplain protection.
- **Southeast Industrial Area OP (1975)** was created to guide industrial growth in the southeast portion of the Southeast District over a 15-year period, establish a flexible and consistent development format for industrial lands, accommodate diverse uses and expanded rail service, and provide open spaces and walkways / bikeways for visual relief and linkages to surrounding residential areas. This area is built out or will be guided by the Pylypow Industrial Area Structure Plan (2006), the District Policy and other City mechanisms. Direction for specific areas transferred to the district plan includes: the industrial development pattern; direction for open space, railways and grade separation; service centres; business employment; and subdivision.
- **Urban Design Strategy for Cloverdale (1986)** was created to provide guidelines for medium-density housing and streetscape improvements for the two major streets of 97 Avenue and 98 Avenue in the Cloverdale neighbourhood. The area and the planned public realm improvements have been built out. No policies have been transferred to the district plan.

## CHARTER BYLAW 24011 - SOUTHEAST DISTRICT PLAN

- **Cloverdale Low-Density Infill Housing Residential Design Guidelines (1986)** were created to provide information on intentional flooding design for low-density dwellings in Cloverdale, study of RF3 zoned lot configurations, and guidance regarding small scale property infill. The guidelines are not aligned with The City Plan or the new Zoning Bylaw. No policies have been transferred to the district plan.

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

Three plans in the Southeast District are proposed to be **retained**:

<ul style="list-style-type: none"><li>● <b>Maple Ridge Industrial ASP (2010)</b></li><li>● <b>Pylypow Industrial ASP (2006)</b></li></ul>	These plans are still required to guide subdivision, rezoning, and infrastructure development in the area.
<ul style="list-style-type: none"><li>● <b>101 Avenue Corridor Study (2017)</b></li></ul>	This study is still being implemented. It aligns with the policy objectives of The City Plan and provides detailed guidance for the area as it redevelops.

### 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.

## **CHARTER BYLAW 24011 - SOUTHEAST DISTRICT PLAN**

### **Attachment**

1. Charter Bylaw 24011 - A Bylaw to adopt the Southeast District Plan
  - Schedule A - Southeast District Plan

### **Others Reviewing the Report**

- M. Plouffe, Chief People Officer and City Solicitor