

CHARTER BYLAW 24012 - SOUTHWEST DISTRICT PLAN

Recommendation

That Charter Bylaw 24012 be given third reading.

Purpose

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

Readings

Charter Bylaw 24012 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 24012, as amended, and Bylaw 24112 be read a second time.

REPORT

Executive Summary

On August 20, 2024, the Edmonton Metropolitan Region Board (EMRB) recommended approval of REF 2024-016, City of Edmonton, Southwest District Plan, subject to a 28-day appeal period

CHARTER BYLAW 24012 - SOUTHWEST 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.

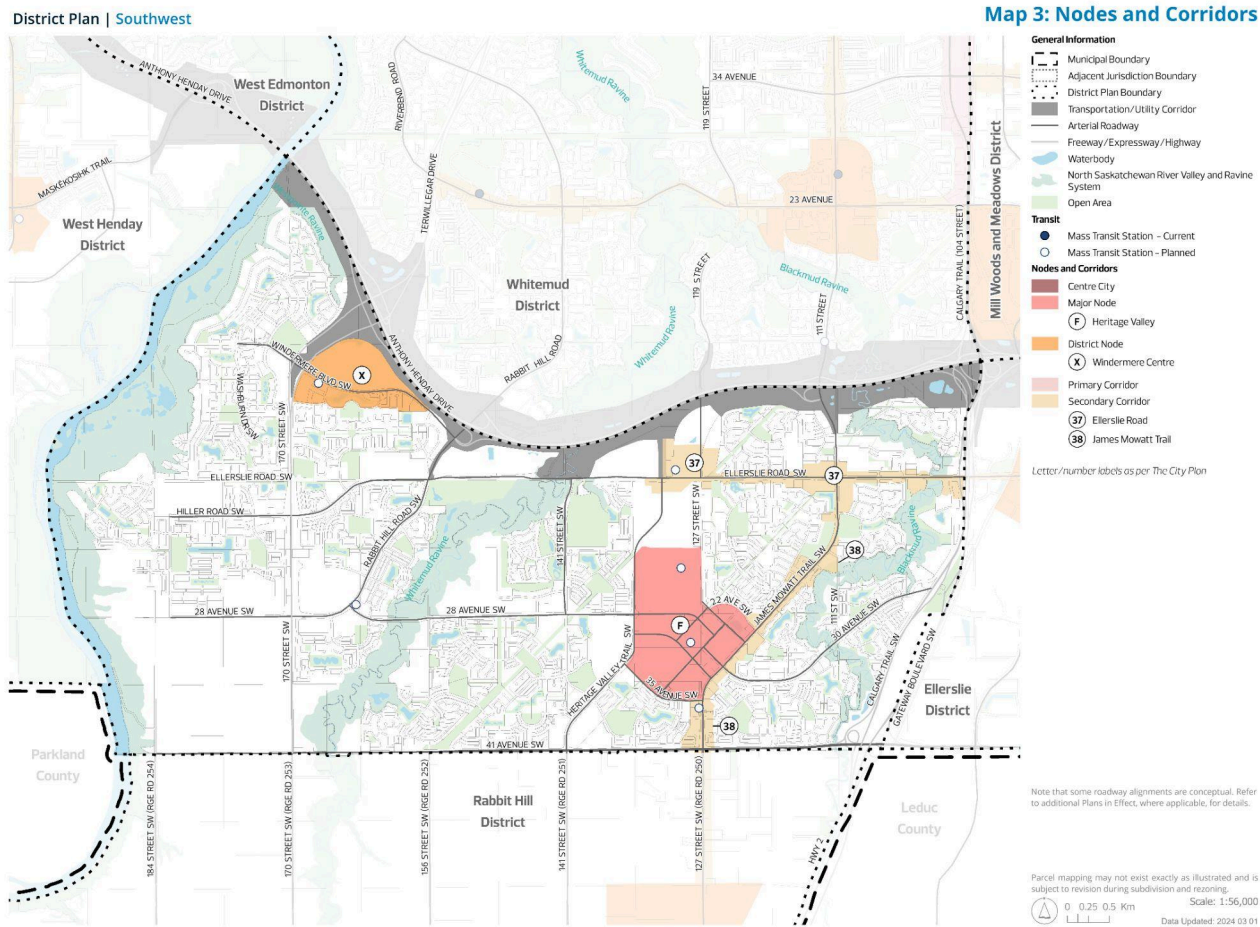
This application proposes to introduce the Southwest District Plan. The Southwest District Plan must be read in conjunction with the District Policy. The intention is to advance The City Plan’s District Network and guide development and growth.

This application includes the proposed repeal of five planning documents. Select information and policies from these plans have been incorporated into the Southwest 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



CHARTER BYLAW 24012 - SOUTHWEST DISTRICT PLAN

Figure 1 - Nodes and Corridors Map - Southwest District

The Southwest District is one of 15 districts in Edmonton’s District Network as outlined in The City Plan. Adjacent districts include West Henday, Whitemud, Ellerslie, and Rabbit Hill. The Southwest District includes the Heritage Valley Major Node, the Windermere Centre District Node, and the Ellerslie and James Mowatt Trail Secondary Corridors (see Figure 1).

Notable features of this district include Heritage Valley Town Centre and Windermere Centre, which are centres of commercial and recreational activity in the district. The Heritage Valley Major Node will become a major employment centre where commercial, cultural and civic activities will be concentrated, in addition to a new hospital. The district also includes portions of the Whitemud and Blackmud Ravine systems and three private golf courses.

Table 1 provides the anticipated population and employment numbers for the Southwest 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	84,000	125,000	162,000
District Employment	9,000	29,000	40,000

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

The Southwest District is the city’s fastest growing district. As the city grows, the Southwest District will continue to be a focus area for population and employment growth through new development. The Southwest District Plan directs the most substantial development opportunities to developing neighbourhoods and to the nodes and corridors, such as the Heritage Valley Major Node.

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 Southwest 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 Southwest 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 Southwest 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 24012 - SOUTHWEST 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 Southwest 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

Five plans in the Southwest District are proposed to be **repealed**:

- **Allard NASP (2007)** was created to provide a development and servicing framework for the Allard neighbourhood in the southeast portion of the Southwest District. The area is now developed and the plan has served its purpose. Direction for specific areas transferred to the district plan includes ensuring top-of-bank walkway adjacent to the Blackmud Ravine is provided when a specific parcel is redeveloped.
- **Callaghan NASP (2005)** was created to provide a development and servicing framework for the Callaghan neighbourhood in the southeast portion of the Southwest District. The area is mostly developed and the plan has served its purpose. Direction for specific areas transferred to the district plan includes direction for a community league building site.
- **Cashman NASP (2005)** was created to provide a development and servicing framework for the Cashman neighborhood in the northeast corner of the Southwest District. The area is mostly developed and the plan has served its purpose. Direction for specific areas transferred to the district plan includes land use and top-of-bank walkway direction for an undeveloped site and several transportation-related recommendations, including site access direction related to potential closure of the Calgary Trail service road.
- **Graydon Hill NASP (2013)** was created to provide a development and servicing framework for the Graydon Hill neighbourhood in the north-central portion of the Southwest District. The area is mostly developed and the plan has served its purpose. No policies have been transferred to the district plan.
- **Rutherford NASP (2001)** was created to provide a development and servicing framework for the Rutherford neighbourhood in the east-central portion of the Southwest District. The area is

CHARTER BYLAW 24012 - SOUTHWEST DISTRICT PLAN

mostly developed and the plan has served its purpose. Direction for specific areas transferred to the district plan includes direction for school/park sites to accommodate educational and community league facilities.

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

15 plans in the Southwest District are proposed to be **retained**:

<ul style="list-style-type: none"> ● Windermere ASP (2004) 	<p>This plan is still required to guide the development of one outstanding Neighbourhood Structure Plan, which will guide subdivision, rezoning, and infrastructure development in the area.</p>
<ul style="list-style-type: none"> ● Heritage Valley Town Centre NASP (2009) ● Heritage Valley Neighbourhood 14 NASP (2020) ● Chappelle NASP (2008) ● Ambleside NSP (2005) ● Cavanagh NASP (2013) ● Desrochers NASP (2010) ● Glenridding Heights NSP (2011) ● Glenridding Ravine NSP (2016) ● Hays Ridge NASP (2012) ● Keswick NSP (2010) ● Paisley NASP (2011) ● Richford NASP (1999) ● Windermere NSP (2006) 	<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>

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).

CHARTER BYLAW 24012 - SOUTHWEST DISTRICT PLAN

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 24012 - A Bylaw to adopt the Southwest District Plan
 - Schedule A - Southwest District Plan

Others Reviewing the Report

- M. Plouffe, Chief People Officer and City Solicitor