

## CHARTER BYLAW 24008 - NORTHWEST DISTRICT PLAN

### Recommendation

That Charter Bylaw 24008 be given third reading.

### Purpose

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

### Readings

Charter Bylaw 24008 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 24008, as amended, and Bylaw 24109 be read a second time.

## REPORT

### Executive Summary

On August 20, 2024, the Edmonton Metropolitan Region Board (EMRB) recommended approval of REF 2024-013, City of Edmonton, Northwest District Plan, subject to a 28-day appeal period

# CHARTER BYLAW 24008 - NORTHWEST 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.

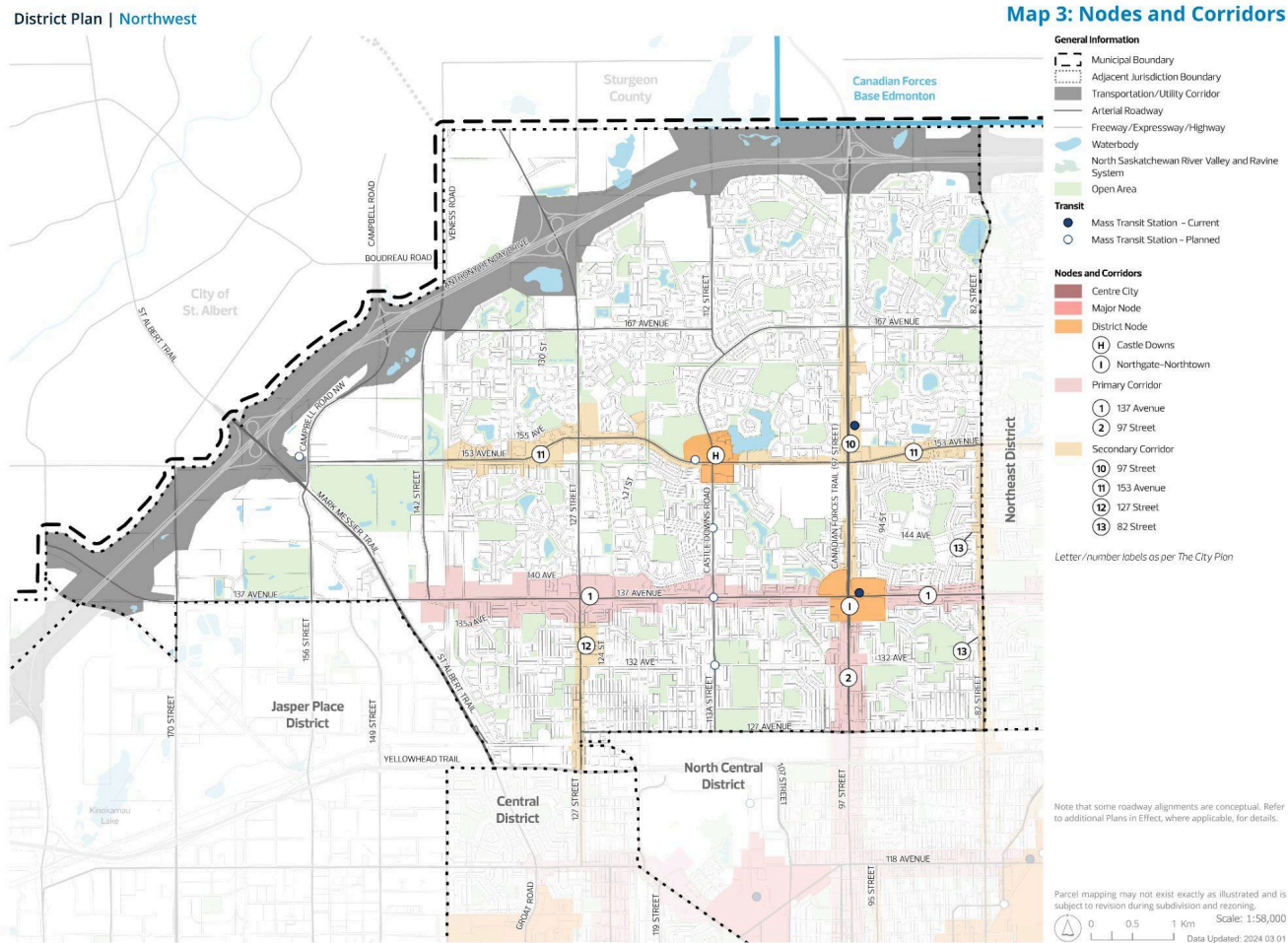
This application proposes to introduce the Northwest District Plan. The Northwest District Plan must be read in conjunction with the District Policy. The intention is to advance The City Plan’s District Network and guide development and growth.

This application includes the proposed repeal of one planning document.

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 - Northwest District**

## CHARTER BYLAW 24008 - NORTHWEST DISTRICT PLAN

The Northwest District is one of 15 districts in Edmonton’s District Network as outlined in The City Plan. Adjacent districts include Northeast, 118 Avenue, Central and Jasper Place. The Northwest District includes two district nodes, two primary corridors and four secondary corridors (refer to Figure 1).

Notable features of this district include the Northgate and Castle Downs transit centres as well as the employment areas in the west of the district adjacent to St. Albert Trail.

Table 1 provides the anticipated population and employment numbers for the Northwest 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	126,000	138,000	157,000
District Employment	30,000	32,000	43,000

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

The Northwest District will continue to support population and employment growth through redevelopment and infill. The Northwest District Plan directs the most substantial development opportunities to developing neighbourhoods, and to the nodes and corridors, such as the Castle Downs and Northgate-Norhtown District Nodes and the 137 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 Northwest District Plan also included a fulsome review of all plans in effect which has resulted in recommendations for plan repeals. 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 Northwest 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 Northwest 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
- Identified errors in the draft plans.

## CHARTER BYLAW 24008 - NORTHWEST DISTRICT PLAN

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 Northwest 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
- OP: Outline Plan

One plan in the Northwest District is proposed to be **repealed**:

- Castle Downs OP (Baranow Area) (1977) was created to guide development of the Baranow neighbourhood in the central portion of the Northwest 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 Northwest District are proposed to be **amended**.

Thirteen plans in the Northwest District are proposed to be **retained**:

<ul style="list-style-type: none"><li>● <b>Albany NSP (2009)</b></li><li>● <b>Canossa NSP (1984)</b></li><li>● <b>Carlton NSP (1999)</b></li><li>● <b>Castledowns Extension ASP (1983)</b></li><li>● <b>Eaux Claires NSP (1983)</b></li><li>● <b>Edmonton North ASP (1979)</b></li><li>● <b>Goodridge Corners NASP (2014)</b></li><li>● <b>Griesbach NASP (2002)</b></li><li>● <b>Hudson NSP (1997)</b></li><li>● <b>Klarvatten NSP (1982)</b></li><li>● <b>Palisades ASP (1984)</b></li><li>● <b>Rampart Industrial ASP (1984)</b></li><li>● <b>Rapperswill NSP (2010)</b></li></ul>	These plans are still required to guide subdivision, rezoning, and infrastructure development in the area.
---	--

## CHARTER BYLAW 24008 - NORTHWEST DISTRICT PLAN

### 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 28, 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 24008 - A Bylaw to adopt the Northwest District Plan
  - Schedule A - Northwest District Plan

### Others Reviewing the Report

- M. Plouffe, Chief People Officer and City Solicitor