

CHARTER BYLAW 24006 - MILL WOODS AND MEADOWS DISTRICT PLAN

Recommendation

That Charter Bylaw 24006 be given third reading.

Purpose

To adopt the Mill Woods and Meadows 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 Mill Woods and Meadows District. The Mill Woods and Meadows District Plan will be used in conjunction with the District Policy to implement the District Network described in The City Plan.

Readings

Charter Bylaw 24006 is ready for third reading.

Advertising and Signing

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 24006, as amended, and Bylaws 24105 and 24106 be read a second time.

REPORT

Executive Summary

On August 20, 2024, the Edmonton Metropolitan Region Board (EMRB) recommended approval of REF 2024-011, City of Edmonton, Mill Woods and Meadows District Plan, subject to a 28-day

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appeal period 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 Mill Woods and Meadows District Plan. The Mill Woods and Meadows 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 Mill Woods and Meadows District Plan. In addition, The Meadows Area Structure Plan is proposed to be amended.

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

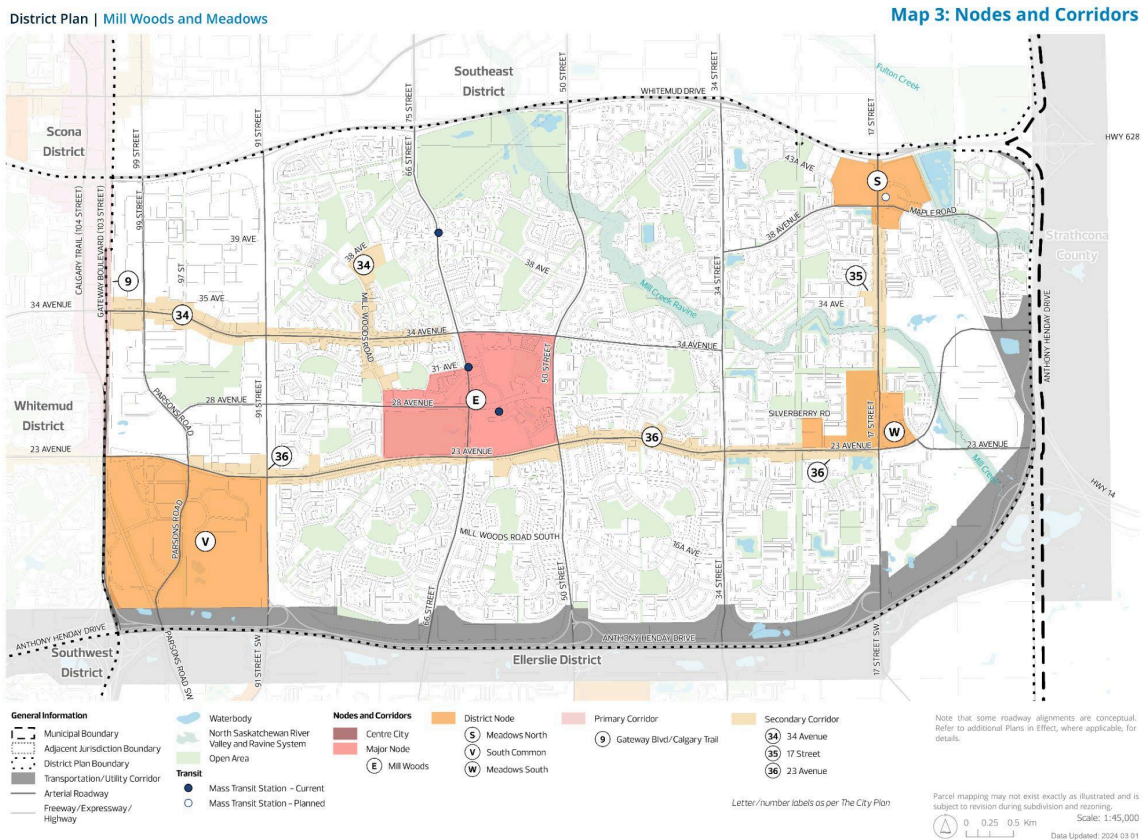


Figure 1 - Nodes and Corridors Map - Mill Woods and Meadows District

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The Mill Woods and Meadows District is one of 15 districts in Edmonton’s District Network as outlined in The City Plan. Adjacent districts include Southeast, Ellerslie, Southwest, Whitemud and Scona. It includes the Mill Woods Major Node, three district nodes, one primary corridor and three secondary corridors (refer to Figure 1).

Notable features of this district include its commercial/industrial employment land in the west and its large residential population. It is well connected to the rest of the city, as it is bounded on all sides by significant regional roadways and also contains three stops on the Valley Line Southeast LRT.

Table 1 provides the anticipated population and employment numbers for the Mill Woods and Meadows 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	126,000	150,000	173,000
District Employment	45,000	55,000	71,000

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

The Mill Woods and Meadows District is one of the city’s most populous districts. As the city grows, the Mill Woods and Meadows District will continue to see population and employment growth through greenfield development as well as redevelopment and infill. The Mill Woods and Meadows District Plan directs the most substantial development opportunities to developing neighbourhoods, and to the nodes and corridors, such as the Mill Woods 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 Mill Woods and Meadows 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 Mill Woods and Meadows 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 Mill Woods and Meadows District Plan. Administration made changes based on feedback when it:

- Aligned with The City Plan and recent Council decisions regarding land use and zoning,

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- 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 Mill Woods and Meadows 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
- OP: Outline Plan

Four plans in the Mill Woods and Meadows District are proposed to be **repealed**:

- **Larkspur NSP (1987)** was created to provide a subdivision and development framework for the Larkspur neighbourhood in the northeast corner of the Mill Woods and Meadows District. The area is now developed and the plan has served its purpose. No policies have been transferred to the district plan.
- **Silver Berry NSP (1994)** was created to provide a subdivision and development framework for the Silver Berry neighbourhood in the eastern portion of the Mill Woods and Meadows District. The area is now developed and the plan has served its purpose. Direction for specific areas transferred to the district plan includes directing the locations of school sites and a community league facility.
- **South Industrial Area OP (1974)** was created to provide a subdivision and development framework for industrial land in the northwest portion of the Mill Woods and Meadows District. The area is now developed and the plan has served its purpose. No policies have been transferred to the district plan.
- **Wild Rose NSP (1998)** was created to provide a subdivision and development framework for the Wild Rose neighbourhood in the northeast portion of the Mill Woods and Meadows District. The area is now developed and the plan has served its purpose. Direction for specific areas transferred to the district plan includes directing the location of a school site.

One plan in the Mill Woods and Meadows District is proposed to be amended:

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- **The Meadows ASP (2004)** contains three NSPs that are proposed for repeal under Bylaw 24105 - A Bylaw to repeal plans in the Mill Woods and Meadows District. In order to accommodate these repeals, The Meadows ASP must be amended.

Six plans in the Mill Woods and Meadows District are proposed to be **retained**:

<ul style="list-style-type: none">• Aster NSP (2016)• Laurel NSP (2007)• Maple NSP (2010)• Tamarack NSP (2006)• The Meadows ASP (2004)	These plans are still required to guide subdivision, rezoning, and infrastructure development in the area.
<ul style="list-style-type: none">• Mill Woods Station ARP (2013)	This plan 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.

Attachment

1. Charter Bylaw 24006 - A Bylaw to adopt the Mill Woods and Meadows District Plan

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- Schedule A - Mill Woods and Meadows District Plan

Others Reviewing the Report

- M. Plouffe, Chief People Officer and City Solicitor