

CHARTER BYLAW 24015 - WHITEMUD DISTRICT PLAN

Recommendation

That Charter Bylaw 24015 be given third reading.

Purpose

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

Readings

Charter Bylaw 24015 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 24015, as amended, and Bylaw 24117 be read a second time.

REPORT

Executive Summary

On August 20, 2024, the Edmonton Metropolitan Region Board (EMRB) recommended approval of REF 2024-019, City of Edmonton, Whitemud 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.

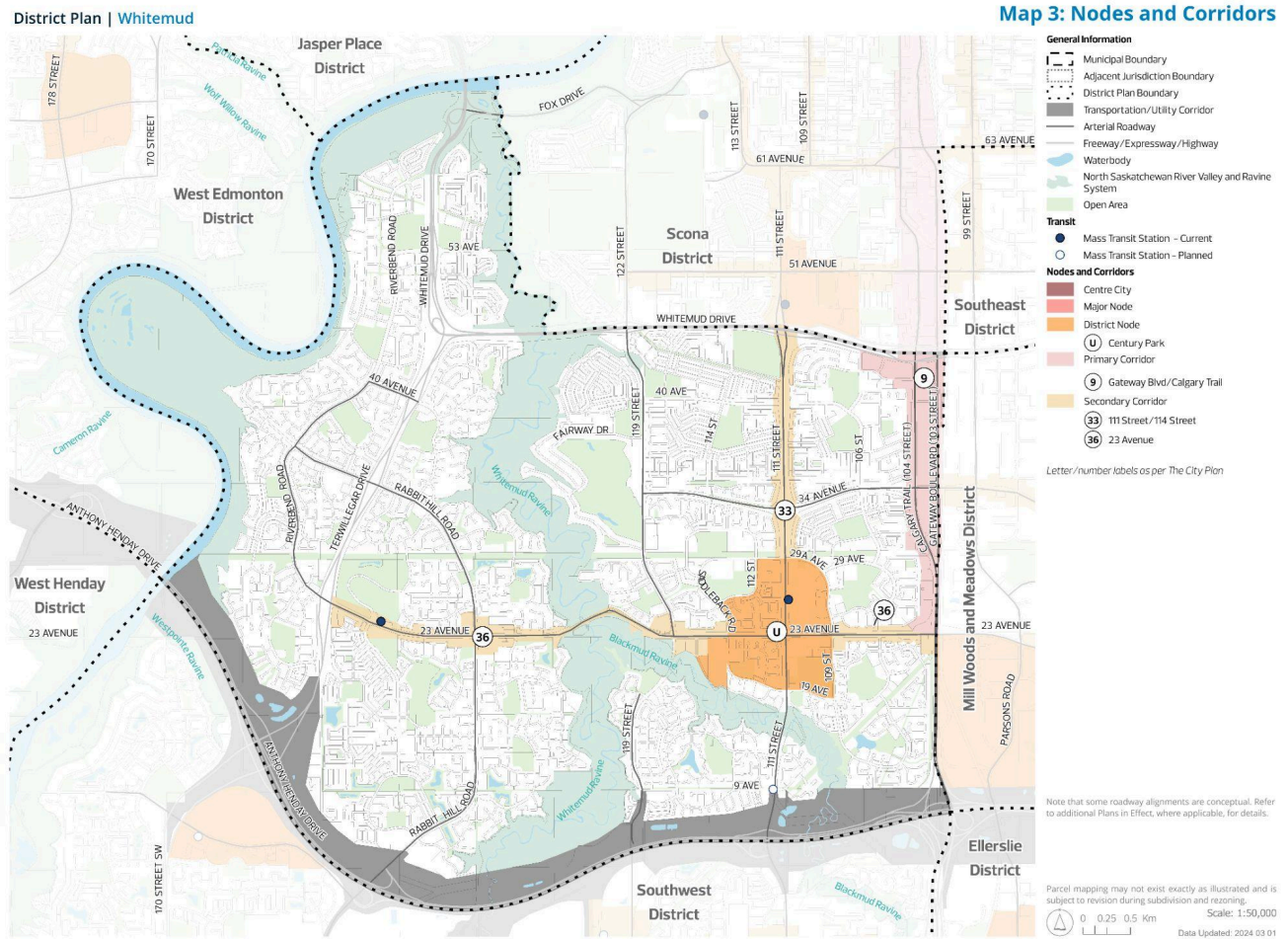
This application proposes to introduce the Whitemud District Plan. The Whitemud District Plan must be read in conjunction with the District Policy. The intention is to advance The City Plan's District Network and guide development and growth.

This application includes the proposed repeal of two planning documents.

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



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Figure 1 - Nodes and Corridors Map - Whitemud District

The Whitemud District is one of 15 districts in Edmonton’s District Network as outlined in The City Plan. Adjacent districts include Scona, Southeast, Mill Woods and Meadows, Ellerslie, Southwest, West Henday, West Edmonton and Jasper Place. It includes one district node, one primary corridor and two secondary corridors (see Figure 1).

Notable features of this district include the River Valley, Terwillegar Park, and the Whitemud Creek and Blackmud Creek Ravines. It is also home to notable cultural features such as Fort Edmonton Park and the kihcihkaw askî (Sacred Land) site, an Indigenous ceremonial and land-based learning site.

Table 1 provides the anticipated population and employment numbers for the Whitemud 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	98,000	104,000	117,000
District Employment	20,000	26,000	27,000

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

As the city grows, the Whitemud District will experience moderate population and employment growth. The Developing Area in the Whitemud District is nearly built out, so the District Plan directs the most substantial development opportunities to nodes and corridors, such as the Century Park District 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 Whitemud 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 (see Table 2 in the Whitemud 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 Whitemud 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

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- 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 Whitemud 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:

- NASP: Neighbourhood Area Structure Plan

Two plans in the Whitemud District are proposed to be **repealed**:

- **Mactaggart NASP (2005)** was created to provide a subdivision and development framework for the Mactaggart neighbourhood in the southern portion of the Whitemud District. The area is now developed and the plan has served its purpose. No policies have been transferred to the district plan.
- **Twin Brooks NASP (1982)** was created to provide a subdivision and development framework for the Twin Brooks neighbourhood in the southern portion of the Whitemud 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 Whitemud District are proposed to be **amended**.

No plans in the Whitemud District are proposed to be **retained**.

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, see 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, see 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).

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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 will be 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 24015 - A Bylaw to adopt the Whitemud District Plan
 - Schedule A - Whitemud District Plan

Others Reviewing the Report

- M. Plouffe, Chief People Officer and City Solicitor