

## CHARTER BYLAW 24001 - 118 AVENUE DISTRICT PLAN

### Renamed to North Central District

#### Recommendation

That Charter Bylaw 24001 be given third reading.

#### Purpose

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

#### Readings

Charter Bylaw 24001 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 24001, as amended, and Bylaw 24101 be read a second time.

## REPORT

### Executive Summary

On August 20, 2024, the Edmonton Metropolitan Region Board (EMRB) recommended approval of REF 2024-006, City of Edmonton, 118 Avenue District Plan, subject to a 28-day 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 North Central District Plan. The North Central 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. Select information and policies from this plan have been incorporated into the North Central 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

District Plan | North Central

Map 3: Nodes and Corridors

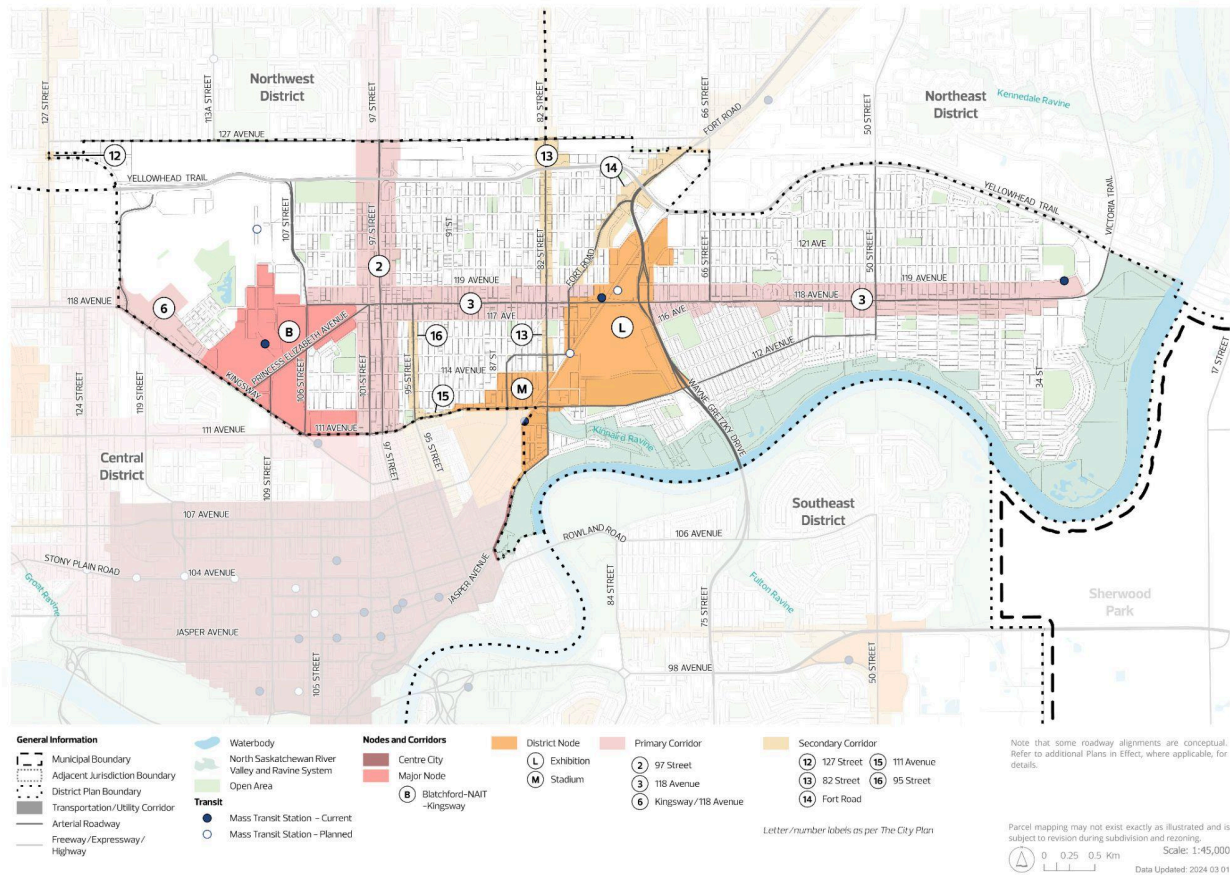


Figure 1 - Nodes and Corridors Map - North Central District

The North Central District is one of 15 districts in Edmonton’s District Network as outlined in The City Plan. Adjacent districts include Central, Northwest and Northeast. The North Central District includes the majority of the Blatchford/NAIT Major Node, one district node and a portion of a second district node, two primary corridors and three secondary corridors (refer to Figure 1).

Notable features of this district include Blatchford, NAIT’s main campus, Kingsway Mall and the Exhibition lands. 118 Avenue forms a central connection through most of the district, providing a vibrant street for surrounding communities. The district also contains significant public parks such as Borden Park and Rundle Park, in addition to well-used river valley access points.

Table 1 provides the anticipated population and employment numbers for the North Central 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	City Plan 1.25 Million	City Plan 2 Million
----------------	------------------------	---------------------

## CHARTER BYLAW 24001 - 118 AVENUE DISTRICT PLAN

	2021*	Population Horizon	Population Horizon
District Population	48,000	61,000	125,000
District Employment	30,000	34,000	64,000

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

The North Central District will continue to be a focus area for population and employment growth through redevelopment and infill. The North Central District Plan directs the most substantial development opportunities to nodes and corridors, such as the Blatchford/NAIT Major Node and the Exhibition 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 North Central District Plan also included a fulsome review of all plans in effect which has resulted in recommendations for the repeal of one plan. Relevant policies from the plan proposed for repeal have been moved into the district plan's Area-Specific Policy section (refer to Table 2 in the North Central 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 North Central 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.

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 North Central 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:

- ARP: Area Redevelopment Plan

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

## CHARTER BYLAW 24001 - 118 AVENUE DISTRICT PLAN

- **CN Intermodal Facility and Area ARP (2003)** was created to guide the redevelopment of 25.6 hectares of land south of the Killarney neighbourhood after it was vacated by CN Rail. The area has been zoned accordingly and policy intent is now covered by The City Plan and the District Policy. Direction for specific areas transferred to the district plan includes: allowing institutional land uses in a Commercial/Industrial Employment area; direction to conduct environmental screening at rezoning stage; access/egress design direction to mitigate traffic impacts on adjacent residential.

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

Three plans and one implementation strategy in the North Central District are proposed to be **retained**:

<ul style="list-style-type: none"><li>● <b>Blatchford - City Centre ARP (2012)</b></li><li>● <b>Exhibition Lands Planning Framework (2021)</b></li><li>● <b>Exhibition Lands Implementation Strategy (2021)</b></li><li>● <b>Stadium Station ARP (2018)</b></li></ul>	These plans and strategies are still being implemented. They align with the policy objectives of The City Plan and provide detailed guidance for these areas as they redevelop.
---	---

### 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

## **CHARTER BYLAW 24001 - 118 AVENUE DISTRICT PLAN**

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 24001 - A Bylaw to adopt the North Central District Plan
  - Schedule A - North Central District Plan

### **Others Reviewing the Report**

- M. Plouffe, Chief People Officer and City Solicitor