

CHARTER BYLAW 24009 - RABBIT HILL DISTRICT PLAN

Recommendation

That Charter Bylaw 24009 be given the appropriate readings.

Purpose

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

Readings

Charter Bylaw 24009 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree that Charter Bylaw 24009 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 28, 2025 and March 8, 2025.

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 24009 - Rabbit Hill District Plan be referred back to Administration to update relevant maps and policy to support the preparation of statutory plans for non-residential development in the area currently designated as Agriculture/Non-Residential in The City Plan located south of 73 Avenue SW/Township Rd 510 and west of Whitemud Creek and prepare any corresponding amendments to Bylaw 20000, Adoption of the Edmonton City Plan.

CHARTER BYLAW 24009 - RABBIT HILL DISTRICT PLAN

For information related to changes made as a result of this motion, refer to the March 17, 2025, Urban Planning and Economy report Charter Bylaw 21067.

REPORT

Executive Summary

This application proposes to introduce the Rabbit Hill District Plan. The Rabbit Hill 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.

Refer to the May 28, 2024, Urban Planning and Economy report UPE01245 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

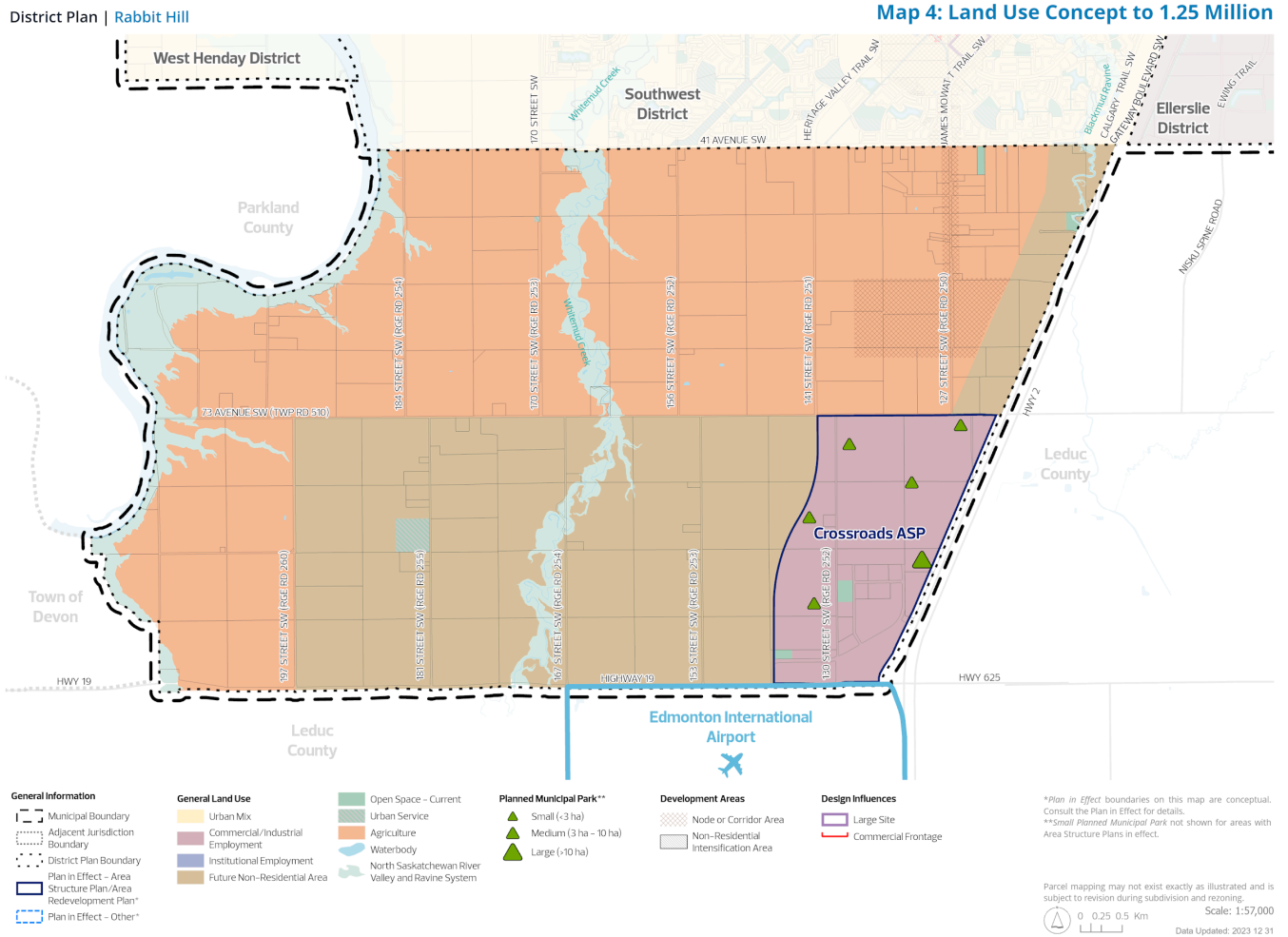


Figure 1 - Land Use Concept Map - Rabbit Hill District

The Rabbit Hill District is one of 15 districts in Edmonton’s District Network as outlined in The City Plan. Southwest is the only adjacent district. The Rabbit Hill District lands were added to Edmonton’s jurisdiction in 2019. The district includes the New Southwest District Node and a portion of the James Mowatt Trail Secondary Corridor (see Figure 1).

Notable features of this district include its location adjacent to the Edmonton International Airport and its role as a future employment area with a substantial amount of land available for non-residential development. It also contains portions of Whitemud Creek and the river valley.

Table 1 provides the anticipated population and employment numbers for the Rabbit Hill District at the 1.25 million and two million population horizons of The City Plan.

CHARTER BYLAW 24009 - RABBIT HILL DISTRICT 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	<1,000	<1,000	54,000
District Employment	<1,000	5,000	64,000

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

As the city grows to 1.25 million residents, additional planning for the Future Non-Residential Area in the Rabbit Hill District will occur to prepare the area for employment growth through new development. The timing of residential development in the Future Growth Area will be subject to City Council approval as guided by The City Plan.

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 Rabbit Hill District Plan also included a fulsome review of all plans in effect, with consideration of recommendations for plan repeals and amendments. No plans in effect have been proposed to be repealed or amended in the Rabbit Hill District. For more information on the plan preparation process refer to the May 28, 2024, Urban Planning and Economy report UPE01245 Charter Bylaw 24000 - District Policy.

The public and stakeholder groups also provided input on the Rabbit Hill 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.
- 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. Much of the feedback that was related to a particular district corrected minor errors and omissions.

Repeals and Amendments

The plans proposed to be repealed, amended and retained in the Rabbit Hill 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 May 28, 2024, Urban Planning and Economy report UPE01245 Charter Bylaw 24000 - District Policy.

No plans in the Rabbit Hill District are proposed to be **repealed**.

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

CHARTER BYLAW 24009 - RABBIT HILL DISTRICT PLAN

Two plans in the Rabbit Hill District are proposed to be **retained**:

<ul style="list-style-type: none">• Crossroads Area Structure Plan (2012)	This plan is still required to guide subdivision, rezoning and infrastructure development in the area.
<ul style="list-style-type: none">• Highway 2 Corridor Design Guidelines (1995)	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.

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 2).

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 3).

For information on engagement completed for changes made due to the referral motion, refer to the March 17, 2025, Urban Planning and Economy report Charter Bylaw 21067.

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*.

The Rabbit Hill District Plan meets the City's obligations under the Edmonton Metropolitan Region Growth Plan.

Attachments

1. Charter Bylaw 24009 - A Bylaw to adopt the Rabbit Hill District Plan
 - Schedule A - Rabbit Hill District Plan
2. Engagement and Communications Summary

CHARTER BYLAW 24009 - RABBIT HILL DISTRICT PLAN

3. Phase 3 What We Heard/What We Did Report

Others Reviewing the Report

- M. Plouffe, Chief People Officer and City Solicitor