

Mark-up and Rationale of Proposed Amendments to the District Policy and District Plans

Mark-up Legend		
<p>Sections 1 and 2: Changes to specific District Policy text will be identified using the following formatting standards:</p> <p>Black font - Existing text Strikethrough - Proposed deletion Red font - Proposed addition</p> <p>Section 3: Changes to district plan text and maps are provided as a description.</p>		
1. Industrial Policy Amendment		
District Policy Number	Proposed Text Amendment	Rationale
2.5.3.4	<p>Preserve opportunities for medium and heavy-industrial development in the interior of throughout Commercial/Industrial Employment areas. that are outside of Non-Residential Intensification Areas. Discourage conversion to other non-residential uses unless at least one of the following criteria are met:</p> <ul style="list-style-type: none"> a) Site conditions or context makes the development of medium or heavy industrial uses impractical, or b) Medium or heavy industrial uses would be incompatible with the surrounding existing uses. 	<p>Most of the city's existing medium and heavy industrial zoned sites are located in the Commercial/Industrial Employment areas identified in district plans, including at the edges of industrial areas, along arterial roads and/or located within the Non-Residential Intensification Areas. This amendment would shift the focus of the policy to the preservation of medium and heavy industrial lands based on a parcel's specific context and suitability rather than a general location criteria. The revised wording is intended to help discourage conversion except in extenuating circumstances. This is consistent with the direction of the Industrial Investment Action Plan.</p> <p>The first exception criteria would allow for rezoning in situations where certain limiting factors are in place that would prevent the site from being developed into medium or heavy industrial uses. Examples may include nearby road width/intersection turning radius limitations, site size or shape, site topography, or environmental factors.</p> <p>The second exception criteria would allow for rezoning in situations where medium or heavy industrial uses would be incompatible with surrounding existing uses, such as a residential site or a school. Incompatibility may include safety or nuisance concerns.</p>

2. District Policy Glossary Amendments		
District Policy Glossary Item	Proposed Text Amendment	Rationale
Urban Mix	A land use category that consists primarily of housing of all types, but also includes shops, services, offices, urban agriculture, open spaces not in park inventory land planned for natural area or open space, and some community services. It also includes land planned for Stormwater Management Facilities including those currently shown as Urban Service on Map 4. It excludes industrial and institutional development.	<p>These revisions would allow stormwater management facilities (SWMFs) to be rezoned and adjusted within the Urban Mix or Commercial/Industrial Employment land use designations without requiring district plan map amendments. Adjustments to the location and size of SWMFs are often made as development progresses, and this is tracked through the lower level plans in effect (e.g. Neighbourhood Structure Plan (NSP)). Duplicating this planned direction in the district plan maps is unnecessary as the final SWMF will be mapped through a future Administration-led omnibus amendment.</p> <p>The proposed inclusion of “land planned for Stormwater Management Facilities” allows the lower level plans in effect (e.g. NSP) to provide detailed guidance on where future SWMFs will go without the need to complete a district plan amendment.</p>
Commercial/ Industrial Employment	Areas dedicated for employment uses. They may include open spaces not in park inventory land planned for natural area or open space and land planned for Stormwater Management Facilities including those currently shown as Urban Service on Map 4. Except in specific circumstances, they exclude residential uses.	<p>The proposed inclusion of, “including those currently designated as urban service” allows SWMFs that are already mapped as Urban Service in the district plans to remain shown as they are currently.</p> <p>Replacing “open spaces not in park inventory” with “land planned for natural area or open space” provides consistent glossary wording and includes natural areas to be treated the same as other planned open spaces.</p>
Urban Service	Areas that support publicly and privately owned facilities for the use of schools or utility, emergency, institutional, community services, and cemeteries and in some cases, agricultural and rural uses that are located in the Transportation/Utility Corridor and do not prejudice future use.	Map 4 in the district plans illustrates the Transportation/Utility Corridor (TUC) as the Urban Service land use. Currently, there is no distinct policy direction specific to the TUC. The proposed revision would allow some minor development in the TUC, consistent with current practice and the intended purpose of the Future Development (FD) Zone.

<p>Transportation /Utility Corridor</p>	<p>Land areas planned by the Province of Alberta to accommodate linear transportation and utility facilities. These uses include ring roads (and associated interchanges), Stormwater Management Facilities, petroleum pipelines, power transmission lines, and municipal or regional water, sanitary and storm sewer lines and agricultural and rural uses.</p>	<p>Revising the TUC definition to include agriculture and rural uses brings consistency with the proposed updated Urban Services definition.</p>
<p>Open Space - Current</p>	<p>All municipal open space and park categories as shown in Map 54 Open Space map. This does not include lands designated as Institutional Employment, Urban Service sites and or the North Saskatchewan River Valley parks and Ravine System.</p>	<p>The proposed revision seeks to add clarity by incorporating more detailed language about which information is included in the mapping component and corrects the map reference number.</p>

<p>3. Text and Map Amendments to District Plans</p>		
<p>District Plan</p>	<p>Proposed Amendment Description</p>	<p>Rationale</p>
<p>Northwest District Plan</p>	<p>To amend Maps 4 and 8 to correct the Rampart Industrial ASP plan and neighbourhood boundary.</p>	<p>The boundary line of the Rampart Industrial ASP and neighbourhood as illustrated on Maps 4 and 8 of the Northwest District Plan currently show a small discrepancy along Campbell Road NW. Boundary lines in the district plans should match those shown in other plans in effect.</p>
	<p>To amend Maps 1-5 to remove the open space designation for an existing apartment site at 14125 - 136a Avenue NW.</p>	<p>This site is mapped as open space, but the site is zoned RMh23 and has an existing apartment on the site. The proposed amendment will correct the error by designating the site as Urban Mix on Map 4 and removing the open space designation from all other maps.</p>
<p>Northeast District Plan</p>	<p>To amend the text in Table 2 Area Specific Policy items P1, P2 and P3, to reference the Edmonton North Area Structure Plan.</p>	<p>The proposed wording will reference the correct ASP.</p>

	To amend Maps 1-7 to show the complete district park site in McConachie.	A portion of this district park was not originally mapped as a current open space, however, it has recently moved into the City's open space inventory and may now be mapped in the district plan.
West Henday District Plan	To amend Map 4 to remove the Urban Service land use designation from an abandoned pipeline in River's Edge and replace it with the Urban Mix land use.	Bylaws 20612 and 20613 were approved by City Council on October 3, 2023 and included the removal of an abandoned pipeline from the Riverview ASP and River's Edge NSP maps. This amendment proposes to align the district plan maps with the maps of the lower-level statutory plans.
	To amend Map 5 to correct the alignment of a habitat greenway in the Riverview ASP area and to add a missing habitat greenway in Edgemont.	The current habitat greenway alignment in the Riverview ASP area runs through a planned transit centre and does not align with the ecological connections in the River's Edge NSP. The proposed amendment provides the alignment further south to maintain a loop as per the City Plan and align with the other plans in effect in the area. The inclusion of a missing habitat greenway in Edgemont aligns with the plan in effect and is an important connection between a natural area west of the city boundary and the ravine system within the city boundary.
	To amend Map 4 to remove the Urban Service land use designation from an area surrounding a planned SWMF and replace it with the Commercial/Industrial Employment land use.	There is a planned SWMF which is incomplete and therefore not fully mapped. This is proposed to be rectified.
	To amend Maps 1-7 to remove an incorrect open space in Winterburn Industrial Area West.	An open space area is incorrectly illustrated surrounding a small waterbody. This is proposed to be rectified.
	To amend Map 4 to add the Commercial/Industrial Employment land use designation to a blank parcel.	This amendment proposes to add the Commercial/Industrial Employment land use to a parcel that is missing a land use designation.
Central District Plan	To amend Maps 1-7 to include a missing pocket park located in Westmount.	At the Public Hearing for the district plans, a member of the public identified that a small park in Westmount was not showing on the maps. This amendment proposes to correct the map error.

	<p>To amend Map 4 to revise the land use designation of the Alberta Legislature grounds from Urban Service and Open Space - Current to Institutional Employment.</p>	<p>The Alberta Legislature grounds are under alternative jurisdiction and should be shown as the Institutional Employment land use designation. This amendment proposes to correct the map error.</p>
<p>Scona District Plan</p>	<p>To amend Map 4 to correct a land use designation from Urban Service to Urban Mix to align the land use with an approved rezoning application at 10425 & 10425A - 84 Avenue NW; and to fix an incorrectly designated parcel at 8315 - 105 Street NW.</p>	<p>Bylaw 20999 (LDA24-0172) was approved by City Council on February 3, 2025 to allow for medium scale mixed use development at this location. The rezoning enables uses consistent with the Urban Mix land use designation in the District Policy. The proposed district plan amendment aligns with the zoning change. The second parcel was originally mapped incorrectly. The amendment proposes to correct the map error.</p>