

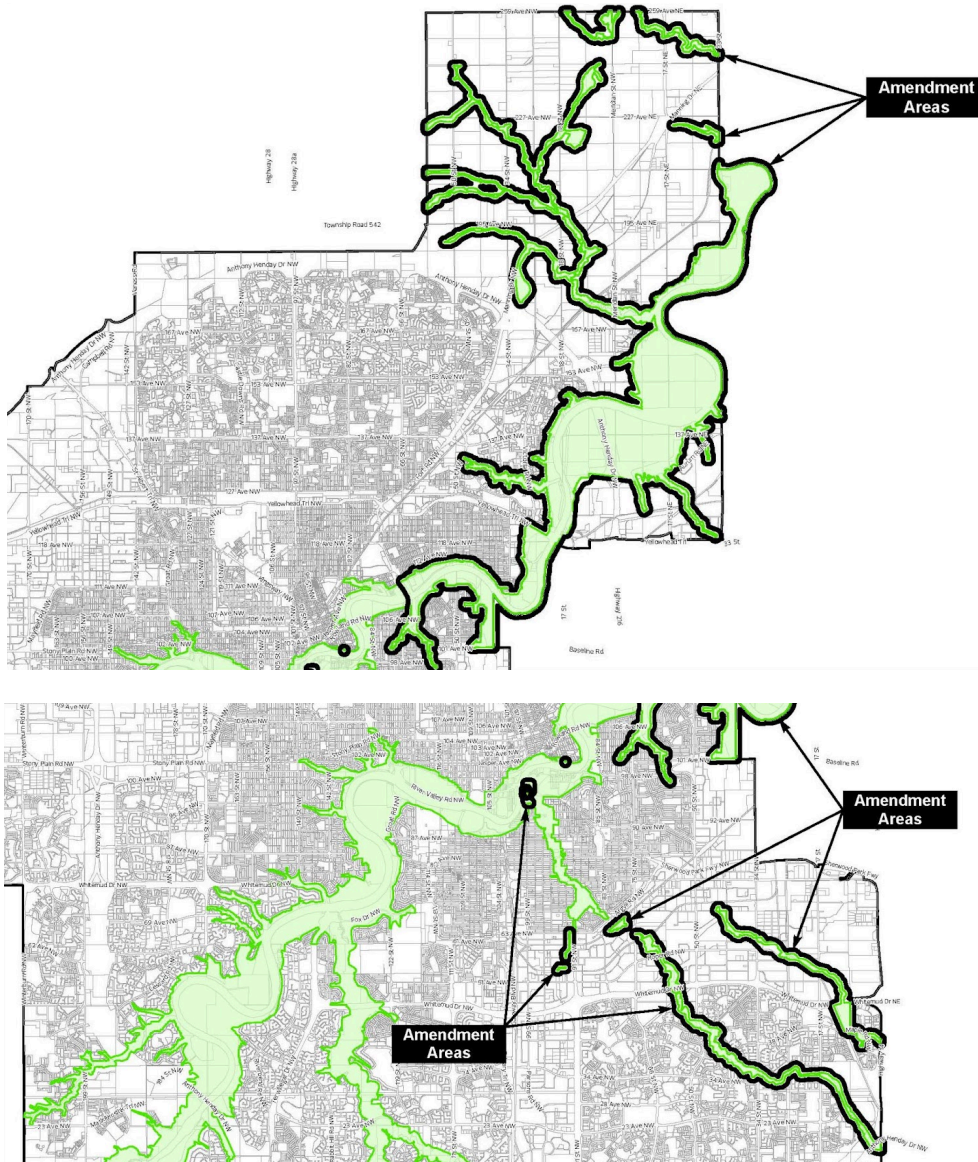
Planning Report

Dene, Métis, papastew, Karhiio, and Sspomitapi

Edmonton

Northeast, Central, and East Edmonton

Position of Administration: Support



Summary

This application proposes to realign the mapped boundaries of the North Saskatchewan River Valley and Ravine System with the most current and accurate spatial data. It will update the

Zoning Bylaw's North Saskatchewan River Valley and Ravine System Protection Overlay, seven District Plans, and the Edmonton Energy and Technology Park Area Structure Plan.

Bylaw 21100 proposes an administrative amendment to the boundaries of the northeast, central, and east portions of the North Saskatchewan River Valley and Ravine System Protection Overlay.

Charter Bylaw 21097 proposes amendments to the Horse Hill, Northeast, North Central, Southeast, Mill Woods and Meadows, Scona, and West Henday District Plans to align with the proposed changes to the Overlay.

Bylaw 21099 proposes to amend the Edmonton Energy and Technology Park Area Structure Plan to align with the proposed changes to the Overlay.

Public engagement for this application included information on the City's webpage. No responses have been received.

Administration supports this application because it:

- More accurately reflects the boundaries of the North Saskatchewan River Valley and Ravine System.
- Aligns the Overlay, District Plans, and Area Structure Plan with the most current locational data for the River Valley.
- Aligns with The City Plan's Big City Move, Greener As We Grow, by protecting and maintaining the North Saskatchewan River Valley and Ravine System's key role as an environmental protection area.

Application Details

This application was submitted by the City's Open Space team. It is the third and final phase of a project to ensure the entire River Valley is protected by updating the boundaries of the Overlay. Phase 1 addressed the western portion of the city and was approved under Bylaws 18568, 18569, and 18570 on November 5, 2018. Phase 2 addressed the central area and Big Lake, and was approved under Bylaws 19069, 19070, and Charter Bylaw 19071 on November 25, 2019.

North Saskatchewan River Valley and Ravine System Protection Overlay

This component of the application proposes to amend northeast, central, and east portions of the North Saskatchewan River Valley and Ravine System Protection Overlay (Overlay) to align with the most current and accurate spatial data.

The adjustment methodology is consistent with the first two phases of this project:

- The North Saskatchewan River Valley Area Redevelopment Plan (River Valley ARP) and Overlay boundaries were compared with neighbourhood plan boundaries to find discrepancies.
- Once discrepancies were identified, River Valley ARP and Overlay boundaries were adjusted to match the legally surveyed Urban Development Line (UDL). The UDL defines lands that are Environmental Reserve in accordance with City Policy C542A.
- In cases where the UDL has not been established, the River Valley ARP and Overlay boundaries were adjusted to match the zoning, typically River Valley Zone (A).

- Where zoning had yet to be established, the boundaries were adjusted to generally meet the boundaries of the appropriate neighbourhood plans. The neighbourhood boundaries were compared to geotechnical reports, if applicable, to ensure compatibility. In some instances neighbourhood plans overlap with the River Valley ARP boundary. This is to ensure that no relevant policy is lost. For example, the neighbourhood plans give direction regarding top of bank paths but they are located on lands designated Environmental Reserve and zoned River Valley Zone (A).
- Boundaries were left as they currently are where reliable spatial information was not available.

The first two phases of this project included a component to amend the River Valley ARP to align with the new River Valley boundaries. The boundaries of the River Valley ARP have been adjusted using this methodology and have been incorporated into the new proposed River Valley ARP which is being considered in a separate agenda item under Bylaw 20996.

District Plan Amendments

Maps 1 - 8 of the Horse Hill, Northeast, North Central, Southeast, Mill Woods and Meadows, Scona, and West Henday District Plans are proposed to be amended to align with the updated boundaries of the River Valley. Administrative amendments are also proposed to align the district plan maps with other recent approvals and to rectify mapping errors identified. Appendix 2 provides a summary of the proposed amendments.

In the Horse Hill District, there was a previously active Land Development Application (LDA) in the Marquis neighbourhood and a greyed-out polygon was used in the Horse Hill District Plan maps to avoid mapping conflict with the active application. This LDA was given final approval on February 4, 2025, and it is prudent to finalize the district plan maps. Since the ravine system runs through the greyed-out polygon, this bylaw includes the completion of the Horse Hill maps along with the ravine boundary update. While this mapping update is similar to the administrative updates proposed by Charter Bylaw 21164 (Omnibus text and map amendments to the District Policy and five district plans), due to the mapping overlap this bylaw proposes to complete all the mapping updates in the Horse Hill District Plan.

Edmonton Energy and Technology Park Area Structure Plan

The bylaw map and Figure 8: Development Concept are proposed to be amended to align with the updated boundaries of the River Valley.

Site and Surrounding Area

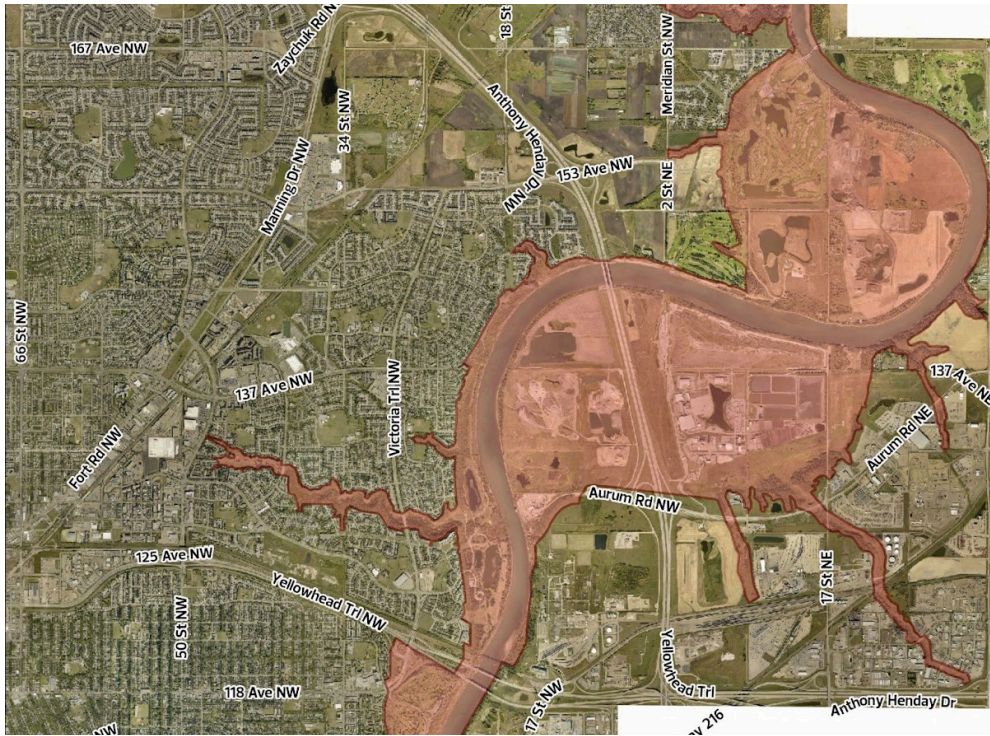
The proposed amendments address the northeast, central, and east portions of the Overlay, which include the River Valley east of Wayne Gretzky Drive, Mill Creek south of Argyll Road, Fulton Creek, and Horse Hill Creek. In addition, two small areas in Strathcona and Riverdale are included that were overlooked in previous phases of this project.



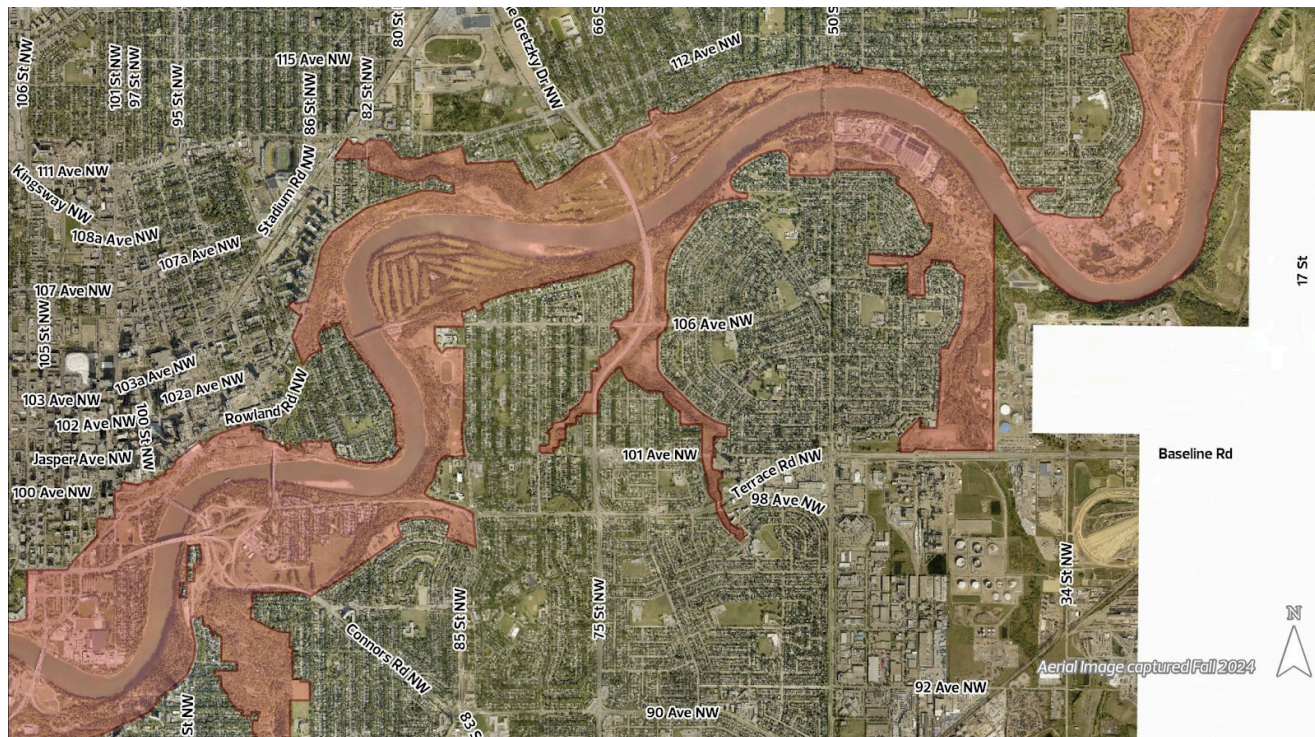
Aerial view of application area (northeast)



Aerial view of application area (northeast)



Aerial view of application area (northeast)



Aerial view of application area (central)



Land Use Compatibility

This application will ensure that the River Valley is accurately delineated and protected through regulations of the Overlay, and that land uses in statutory plans are in alignment.

Mobility

The application does not have any impact on the transportation network. The network will be developed in alignment with the Edmonton Energy and Technology Park ASP and the River Valley ARP, including provisions for active modes and future transit service.

Open Space

Open Space Parks and Ecology supports the application to adjust the boundaries of the North Saskatchewan River Valley and Ravine System Protection Overlay, and related plan amendments. Correctly mapping these boundaries are a key component of ensuring the protection of the River Valley lands.

Appendices

1. ASP Land Use Concept Map Comparison
2. District Plan Land Use Concept Map Comparison
3. Rationale of Proposed Amendments to District Plans

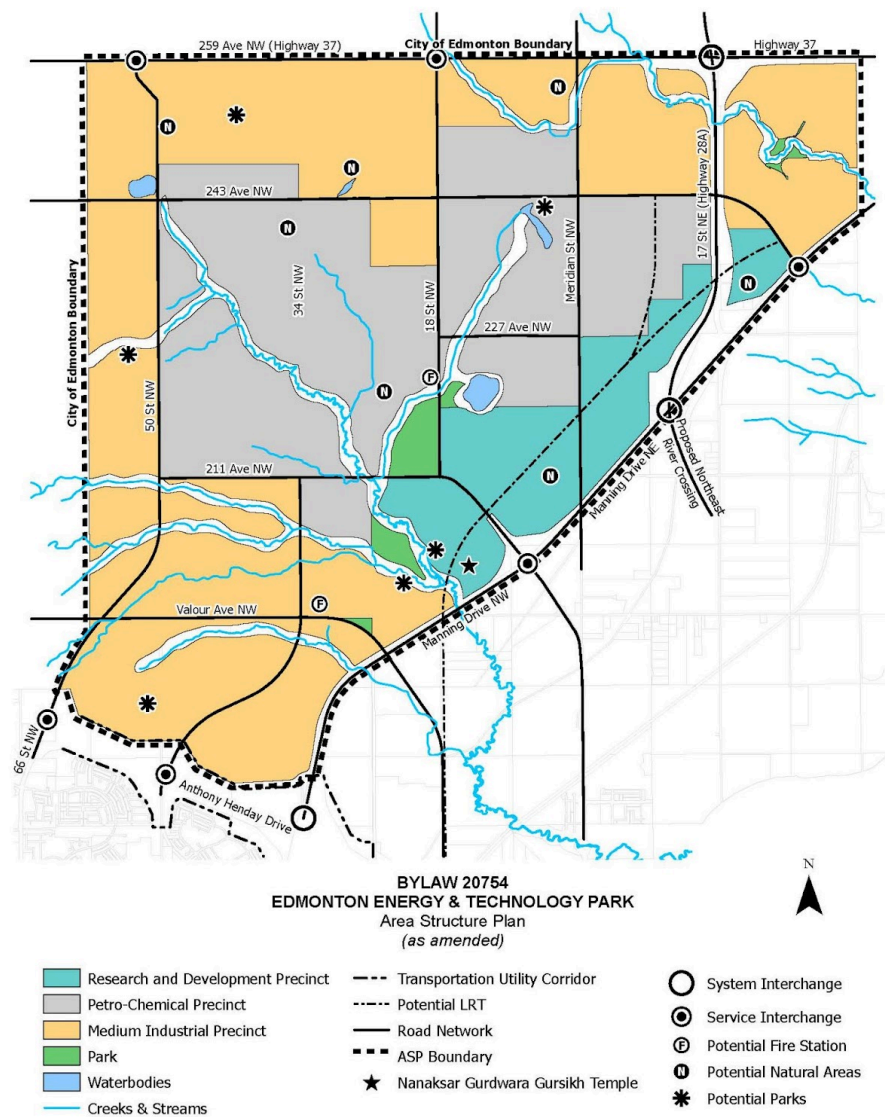
Written By: Andrea Wadsworth

Approved By: Tim Ford

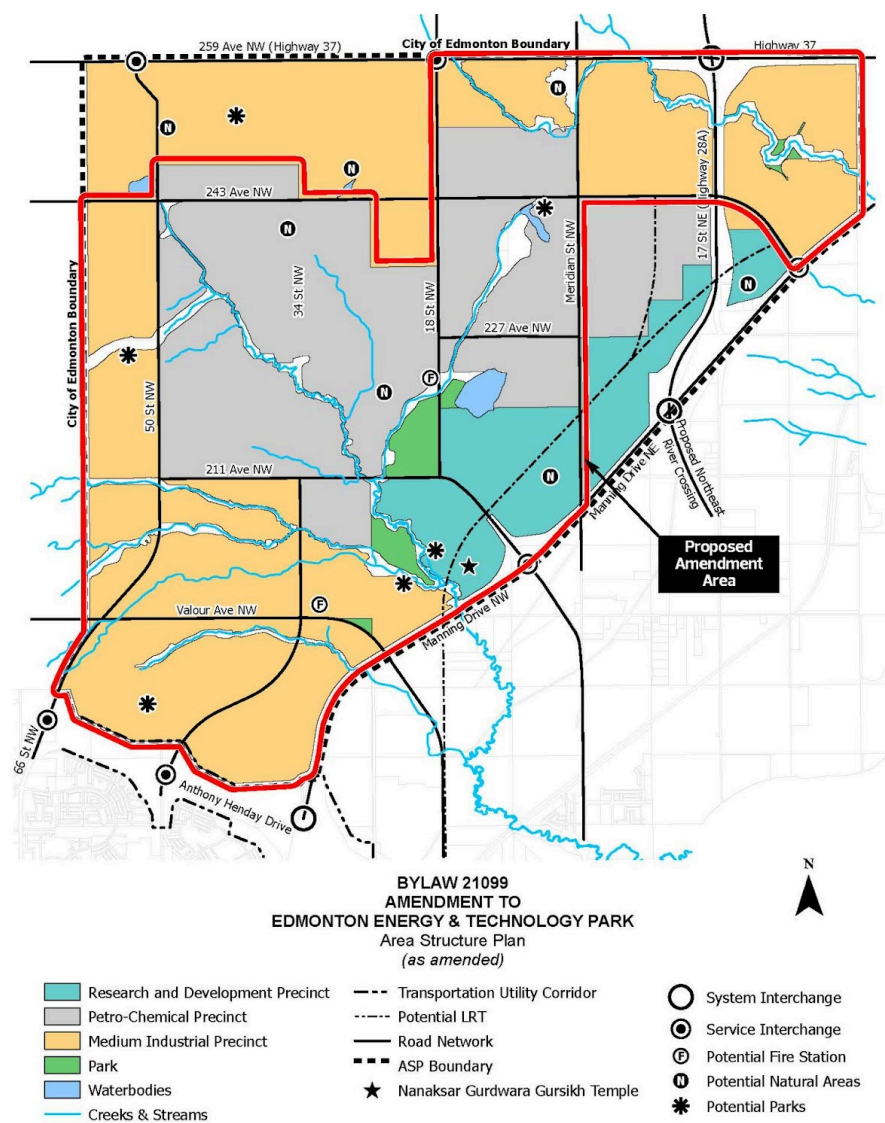
Branch: Development Services

Section: Planning Coordination

ASP Land Use Concept Map Comparison



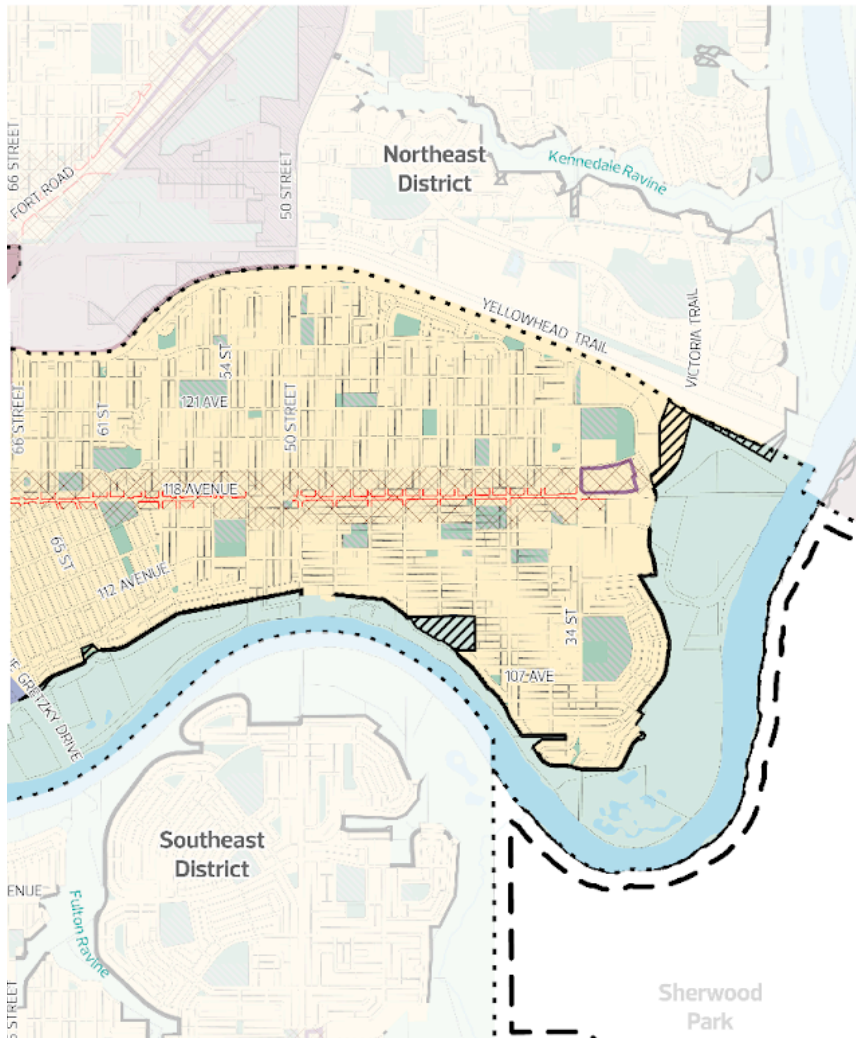
Current Land Use Concept Map



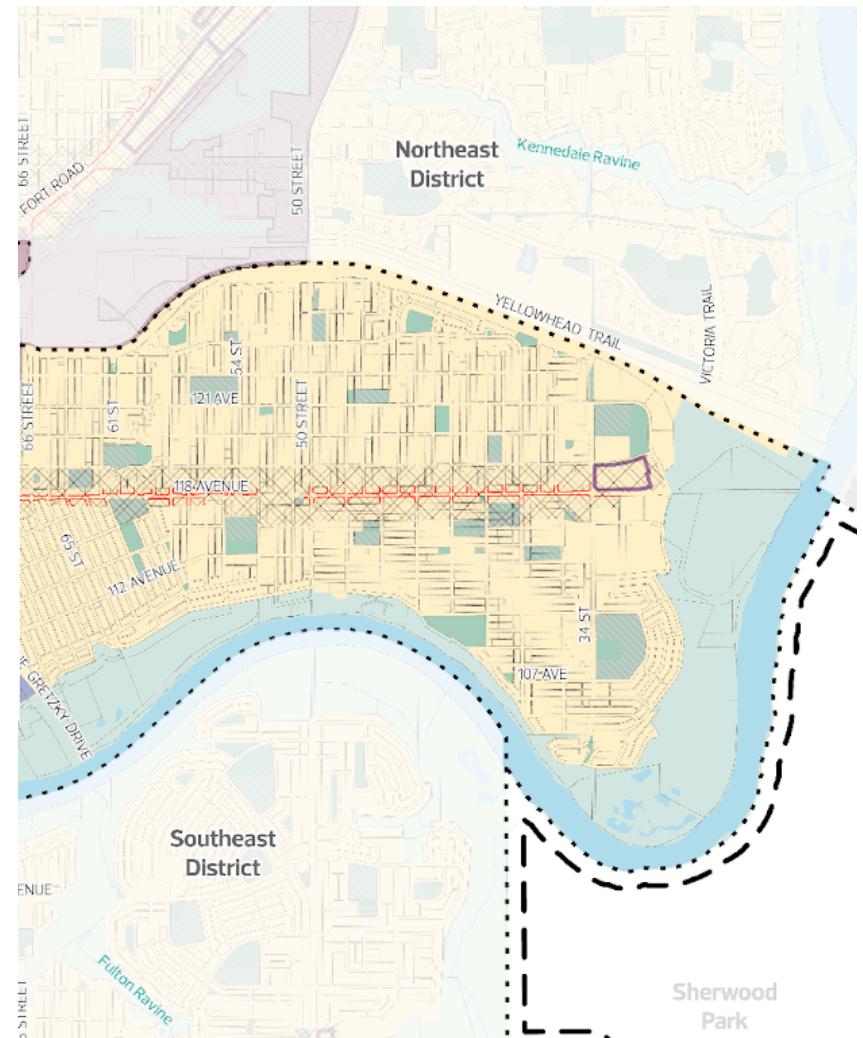
Proposed Land Use Concept Map

District Plan Land Use Concept Map Comparison

North Central District Plan

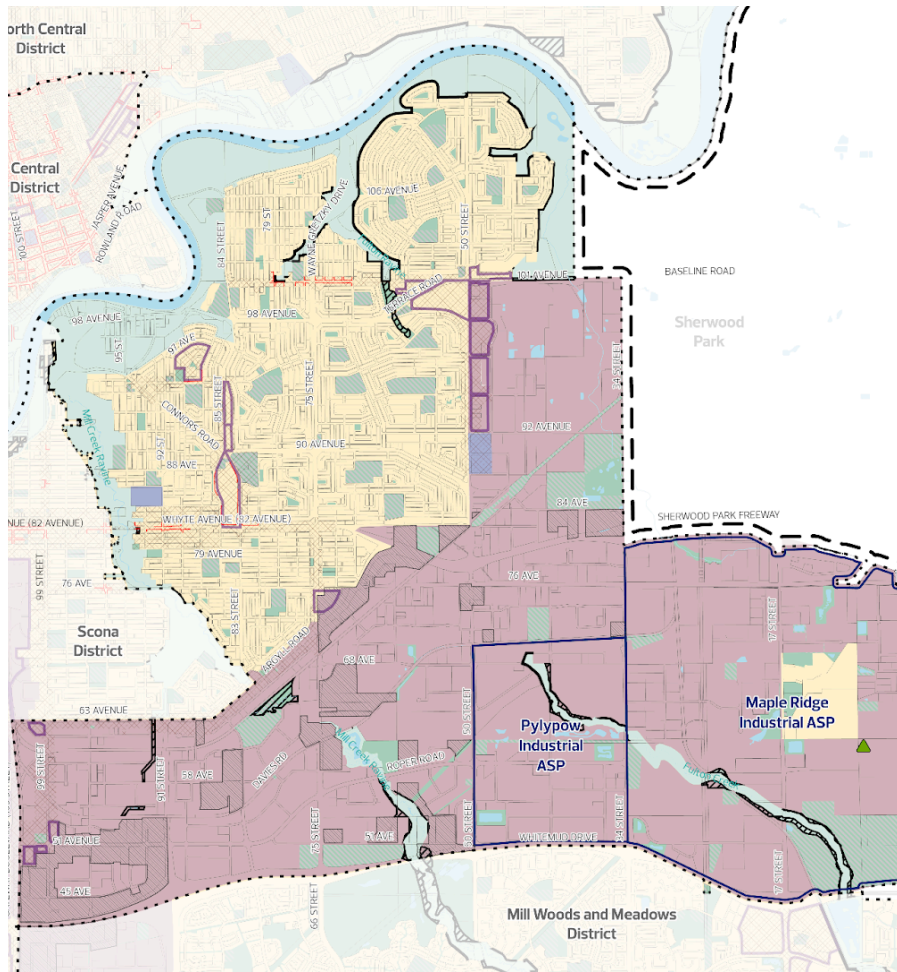


Current Land Use Concept Map

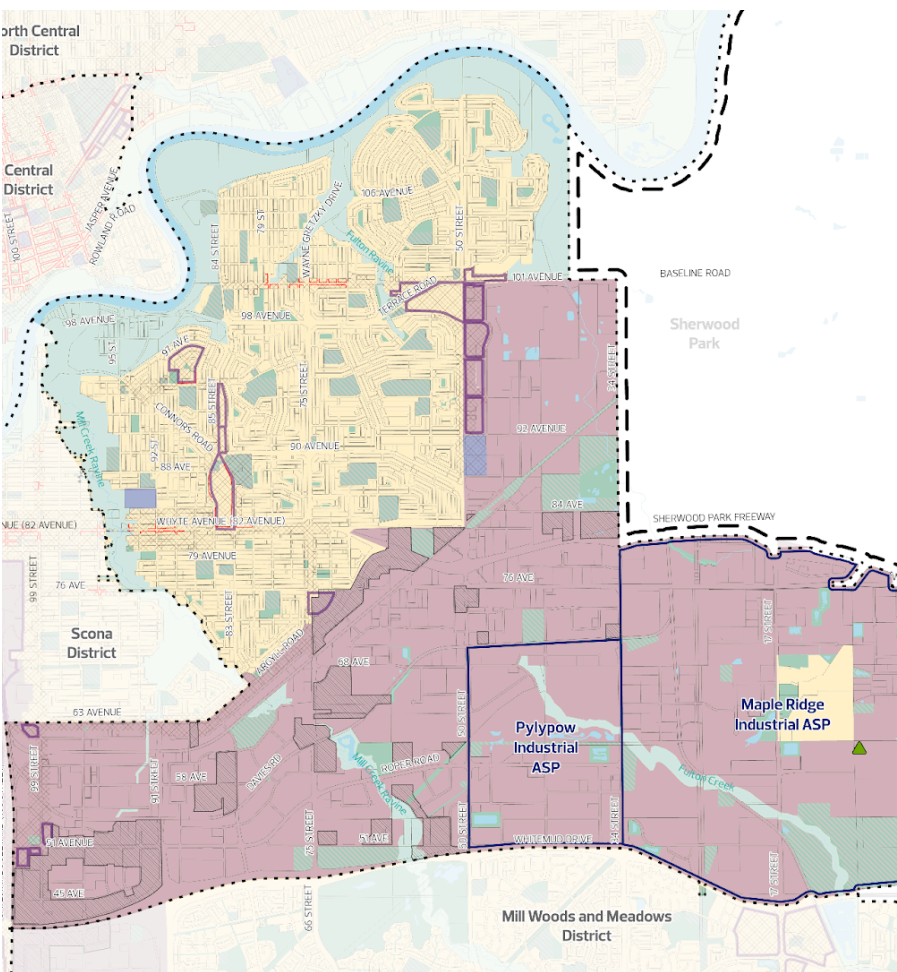


Proposed Land Use Concept Map

Southeast District Plan



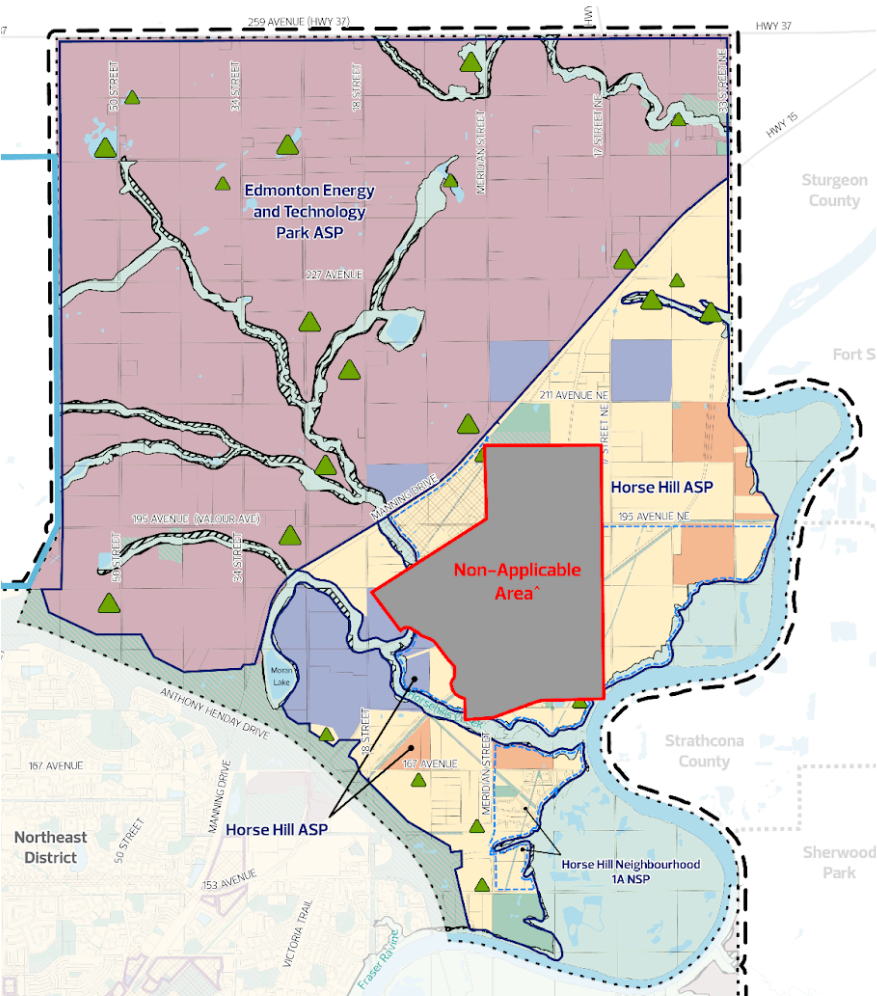
Current Land Use Concept Map



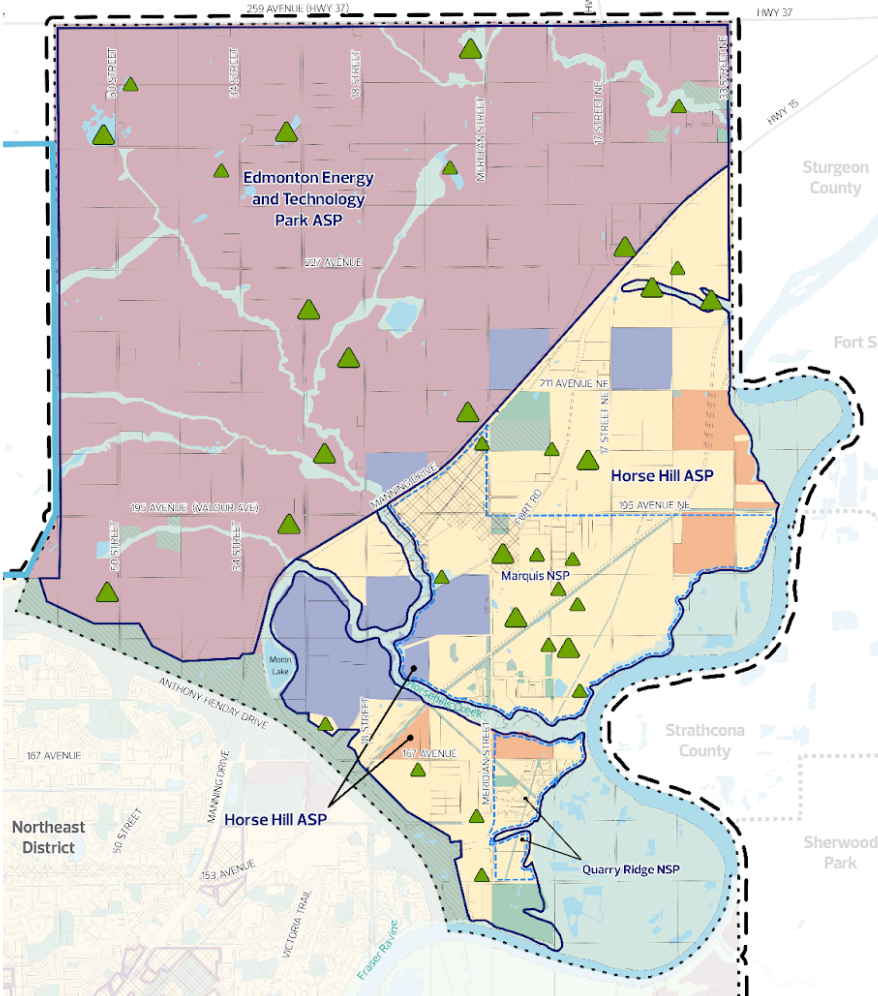
Proposed Land Use Concept Map



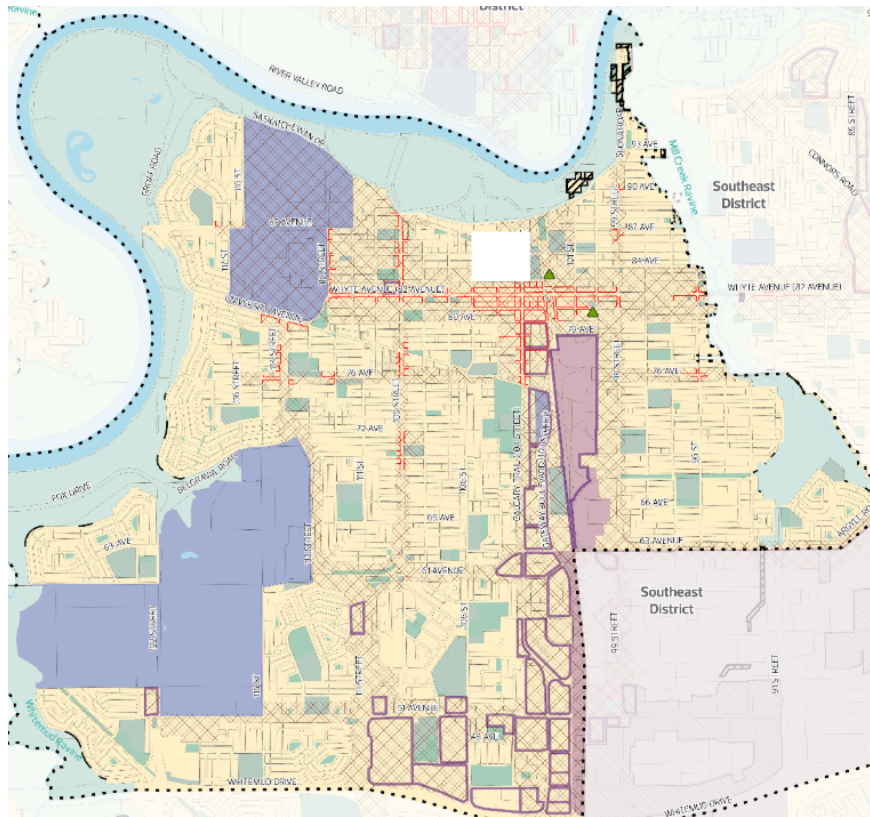
Horse Hill District Plan



Current Land Use Concept Map



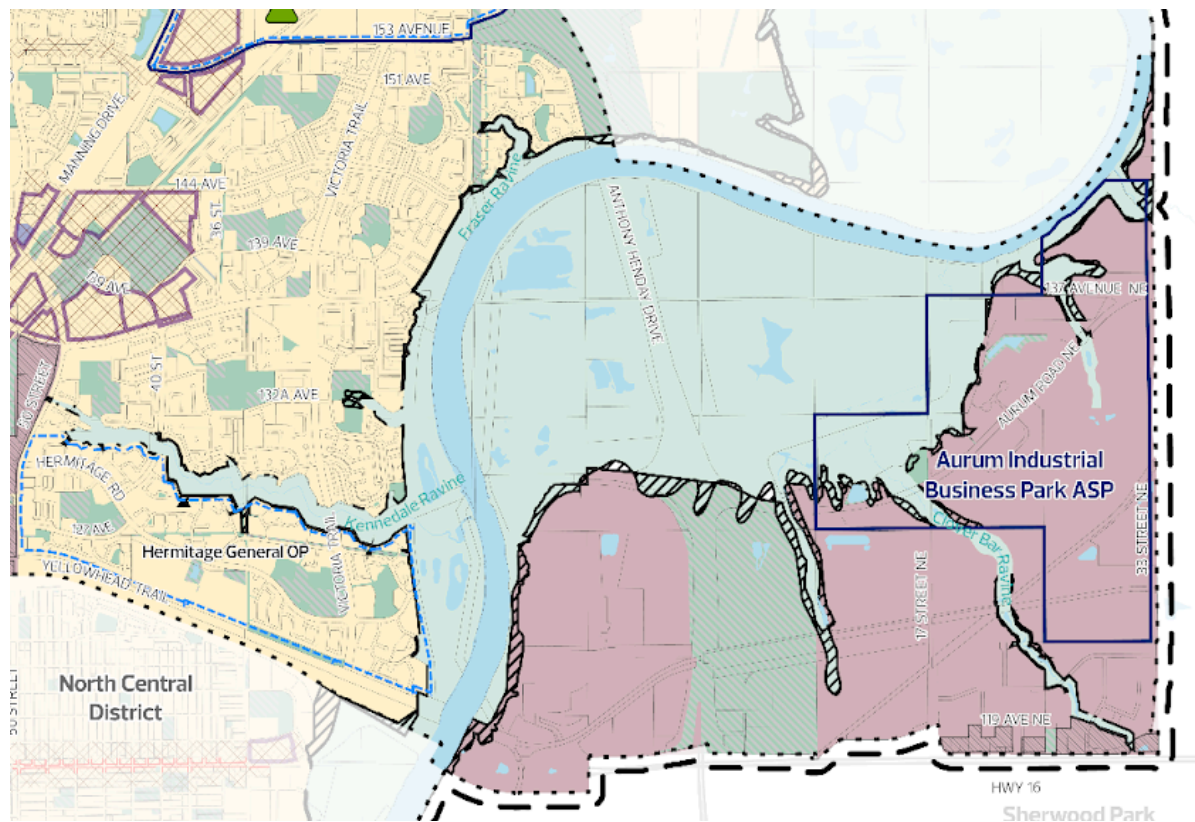
Proposed Land Use Concept Map



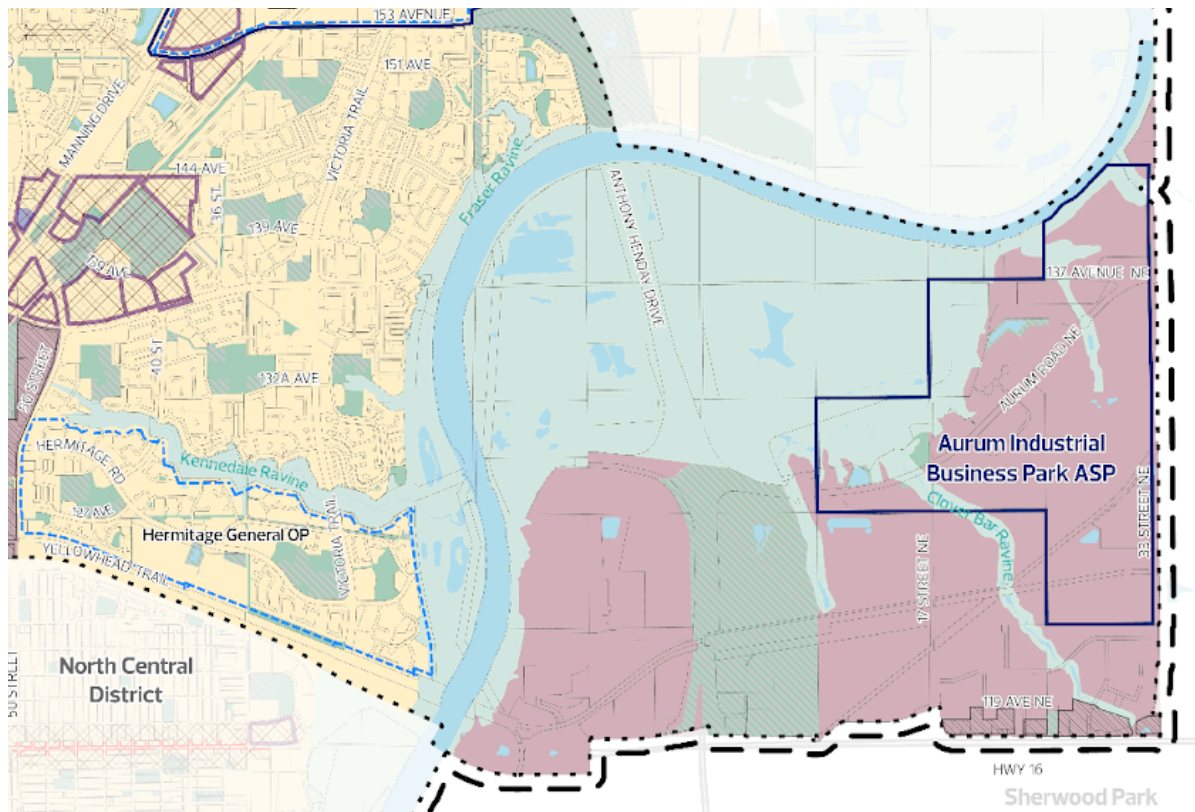
The map displays the Southeast District of Denver, Colorado, with a grid of streets and landmarks. Key streets include River Valley Road, White Avenue, and White Avenue (17 Avenue). The Colorado River and White River are shown flowing through the area. The map is divided into sections by colored lines, and various landmarks and buildings are labeled. The map is oriented with North at the top.

Proposed Land Use Concept Map

Northeast District Plan

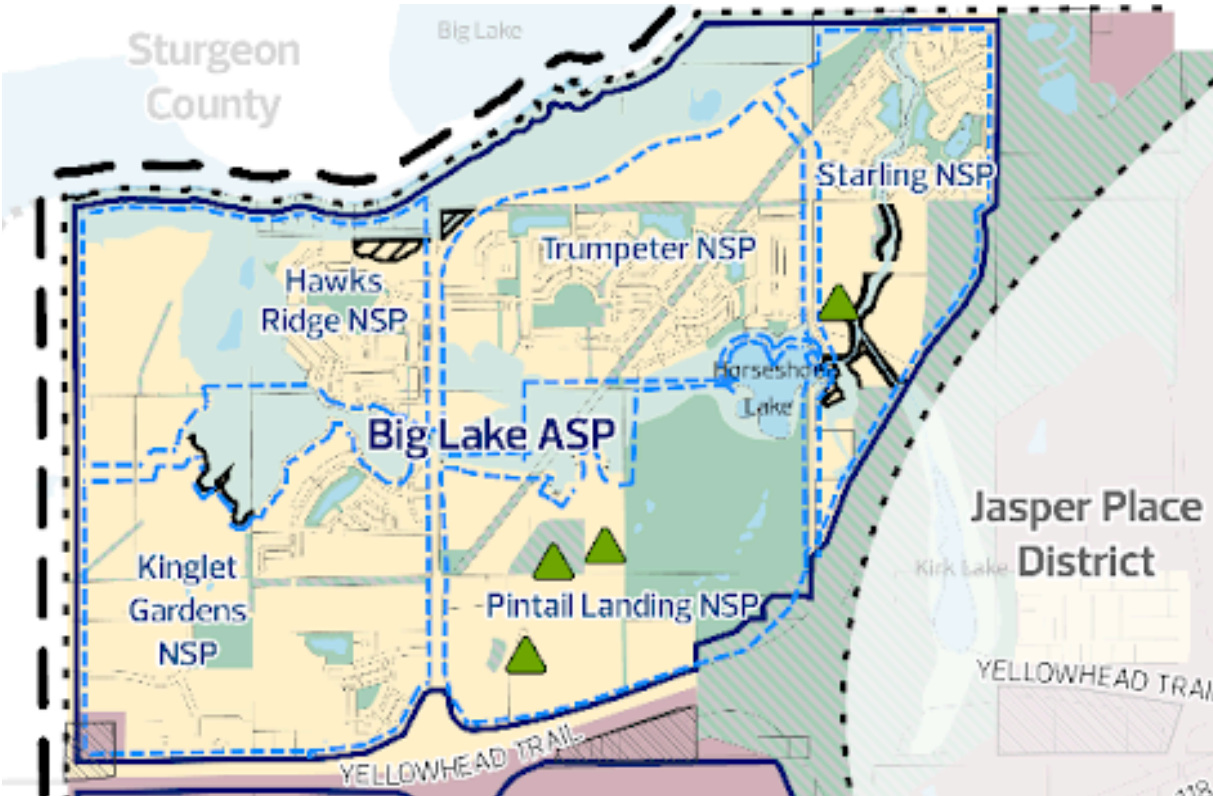


Current Land Use Concept Map

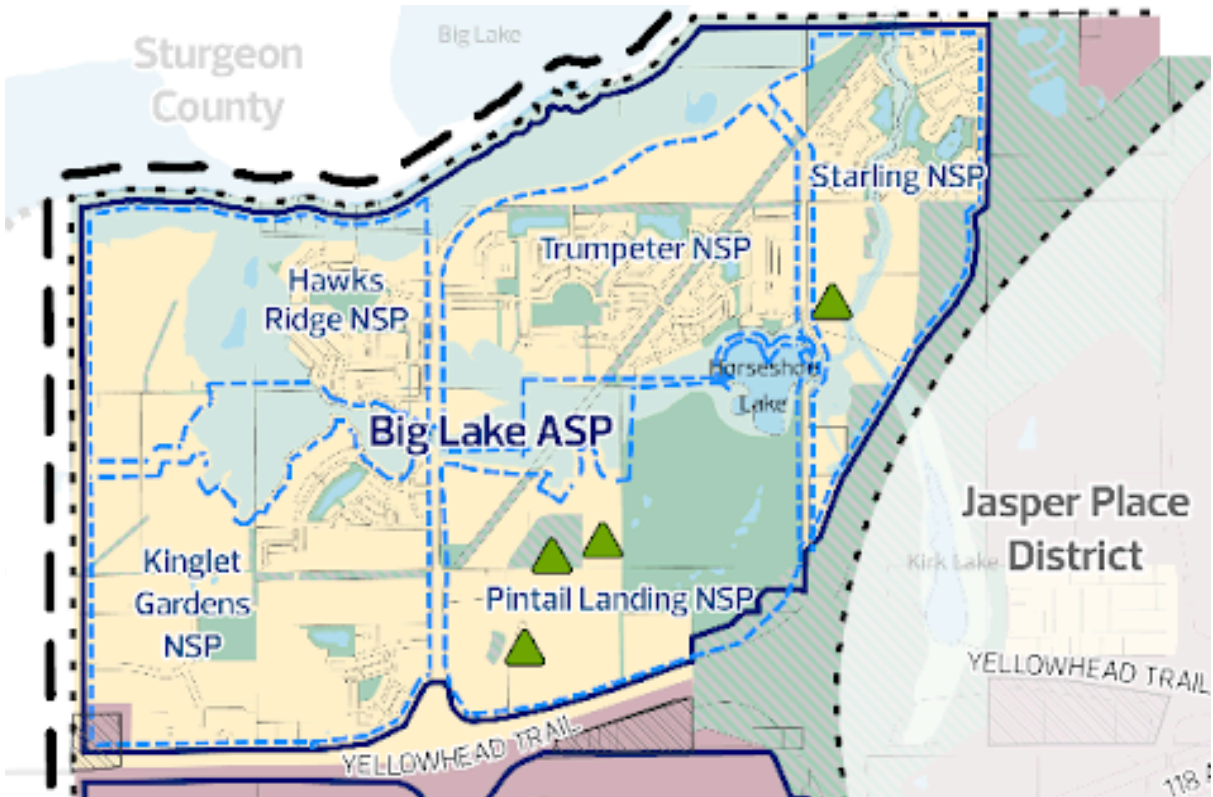


Proposed Land Use Concept Map

West Henday District Plan



Current Land Use Concept Map



Proposed Land Use Concept Map

Rationale of Proposed Amendments to District Plans

1. Text and Map Amendments to District Plans		
District Plan	Proposed Amendment Description	Rationale
Horse Hill District Plan	To amend Maps 1-8 to correct errors in river valley boundaries.	River valley boundaries should reflect the boundaries of the North Saskatchewan River Valley Area Redevelopment Plan.
	To amend text and Maps 1, 4 and 8 to delete all references to "Horse Hill Neighbourhood 1A" and replace them with "Quarry Ridge".	Bylaws 20844 and 20845 were approved by City Council on July 2, 2024, and updated the neighbourhood name to "Quarry Ridge", and updated the boundaries of the North Saskatchewan River Valley Area Redevelopment Plan.
	To amend Maps 3-7 to incorporate the land use concept of the Marquis neighbourhood.	Bylaw 20824 and 20825 were approved by City Council on February 4, 2025, and updated the land use concept of the Marquis neighbourhood. A greyed-out polygon in the Horse Hill District Plan was used to avoid mapping conflicts with this previously active LDA. As this application has now been approved, the Horse Hill District Plan maps are proposed to be updated to align with the maps of the lower-level statutory plans.
Northeast District Plan	To amend Maps 1-8 to correct errors in river valley boundaries.	River valley boundaries should reflect the boundaries of the North Saskatchewan River Valley Area Redevelopment Plan.
North Central District Plan	To amend Maps 1-8 to correct errors in river valley boundaries.	River valley boundaries should reflect the boundaries of the North Saskatchewan River Valley Area Redevelopment Plan.
Southeast District Plan	To amend Maps 1-8 to correct errors in river valley boundaries.	River valley boundaries should reflect the boundaries of the North Saskatchewan River Valley Area Redevelopment Plan.
Mill Woods and Meadows District Plan	To amend Maps 1-8 to correct errors in river valley boundaries	River valley boundaries should reflect the boundaries of the North Saskatchewan River Valley Area Redevelopment Plan.

	To amend Maps 1-8 to incorporate an approved amendment to river valley boundaries	Bylaw 20804 was approved on April 22, 2024, and updated the boundaries of the North Saskatchewan River Valley Area Redevelopment Plan.
Scona District Plan	To amend Maps 1-8 to correct errors in river valley boundaries	River valley boundaries should reflect the boundaries of the North Saskatchewan River Valley Area Redevelopment Plan.
West Henday District Plan	To amend Maps 1-8 to correct errors in river valley boundaries.	River valley boundaries should reflect the boundaries of the North Saskatchewan River Valley Area Redevelopment Plan.
	To amend Maps 1-8 to incorporate an approved amendment to river valley boundaries	Bylaw 20724 was approved on February 20, 2024, and updated the boundaries of the North Saskatchewan River Valley Area Redevelopment Plan.
	To amend Maps 1-8 to incorporate an approved amendment to river valley boundaries	Bylaw 20750 was approved on March 11, 2024, and updated the boundaries of the North Saskatchewan River Valley Area Redevelopment Plan.