

Charter Bylaw 21417

A Charter Bylaw to amend Charter Bylaw 24008,  
being the Northwest District Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, as amended by the *City of Edmonton Charter, 2018 Regulation, AR 39/2018*, on October 2, 2024, the Municipal Council of the City of Edmonton passed Charter Bylaw 24008, being the Northwest District Plan; and

WHEREAS Council found it desirable from time to time to amend the Northwest District Plan; and

WHEREAS Council has amended the Northwest District Plan, through the passage of Charter Bylaws 21000 and 21164; and

WHEREAS an application was received by Administration to amend the Northwest District Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act, RSA 2000, c. M-26, as amended, and as amended by the City of Edmonton Charter, 2018 Regulation, AR 39/2018, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. That Charter Bylaw 24008, being the Northwest District Plan, is hereby amended as follows:
  - a. Deleting “Map 1: Heritage and Culture” and replacing it with “Map 1: Heritage and Culture” attached hereto as Schedule “A” and deleting the “amendment area” indicator, and forming part of this bylaw;
  - b. Deleting a portion of “Map 2: Activating and Phasing Growth to 1.25 Million” as shown on Schedule “B” and replacing it with the equivalent portion of “Map 3: Nodes and Corridors” as shown on Schedule “C” and deleting the “amendment area” indicator and forming part of this Charter bylaw;
  - c. Deleting a portion of “Map 3: Nodes and Corridors” as shown on Schedule “D” and replacing it with the equivalent portion of “Map 3: Nodes and Corridors” as shown on Schedule “E” and deleting the “amendment area” indicator and forming part of this Charter bylaw;
  - d. Deleting a portion of “Map 4: Land Use Concept to 1.25 Million” as shown on Schedule “F” and replacing it with the equivalent portion of “Map 4: Land Use Concept to 1.25 Million” as shown on Schedule “G” and deleting the “amendment area” indicator and forming part of this Charter bylaw;
  - e. Deleting a portion of “Map 5: Open Space and Natural Areas to 1.25 Million” as shown on Schedule “H” and replacing it with the equivalent portion of “Map 5: Open Space and Natural Areas to 1.25 Million” as shown on Schedule “I” and deleting the “amendment area” indicator and forming part of this Charter bylaw;
  - f. Deleting a portion of “Map 6: Active Transportation to 1.25 Million” as shown on Schedule “J” and replacing it with the equivalent portion of “Map 6: Active Transportation to 1.25 Million” as shown on Schedule “K” and deleting the “amendment area” indicator and forming part of this Charter bylaw; and

- g. Deleting a portion of “Map 7: Transit to 1.25 Million” as shown on Schedule “L” and replacing it with the equivalent portion of “Map 7: Transit to 1.25 Million” as shown on Schedule “M” and deleting the “amendment area” indicator and forming part of this Charter bylaw.

READ a first time this	day of	, A. D. 2026;
READ a second time this	day of	, A. D. 2026;
READ a third time this	day of	, A. D. 2026;
SIGNED and PASSED this	day of	, A. D. 2026.

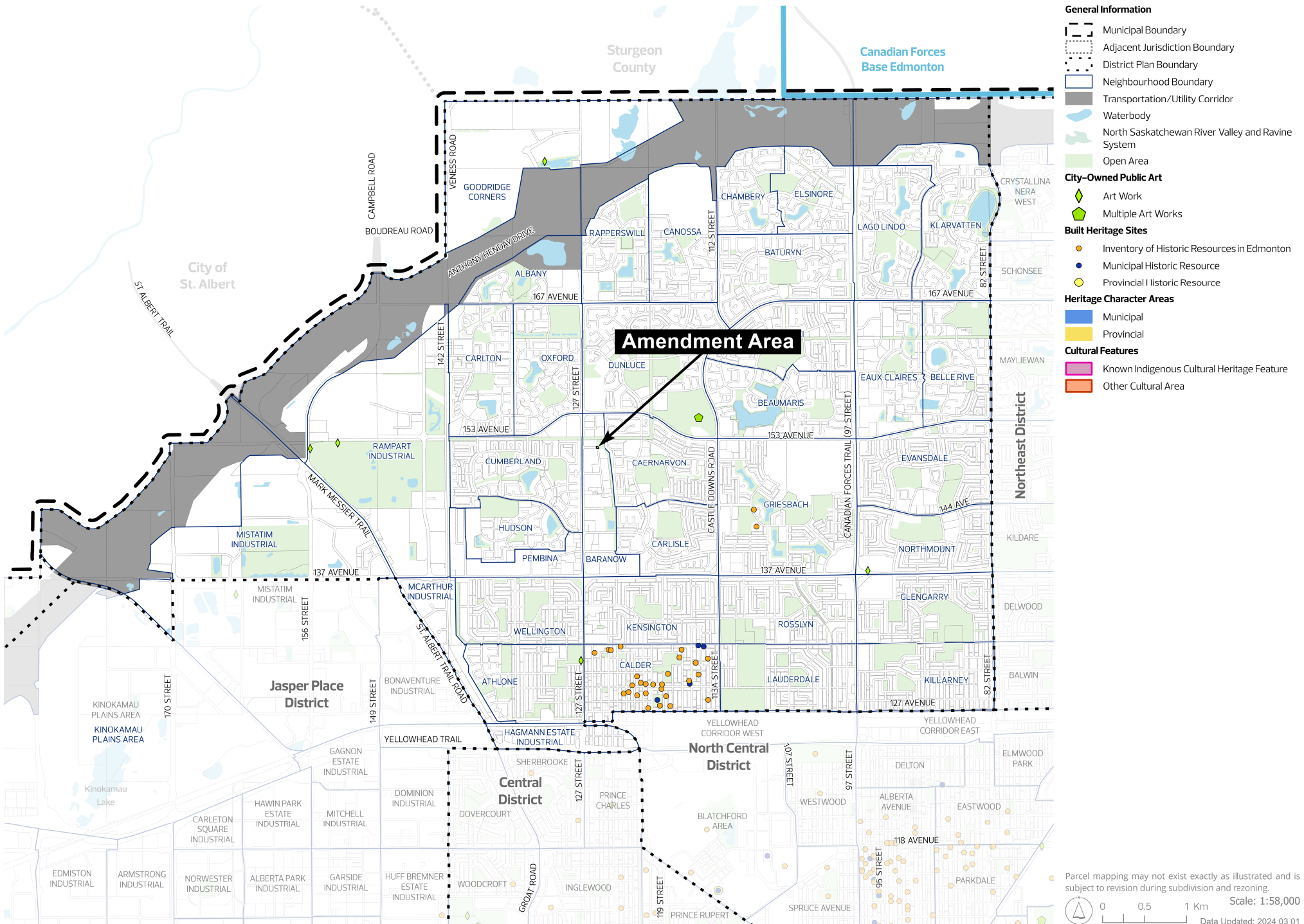
THE CITY OF EDMONTON

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MAYOR

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CITY CLERK



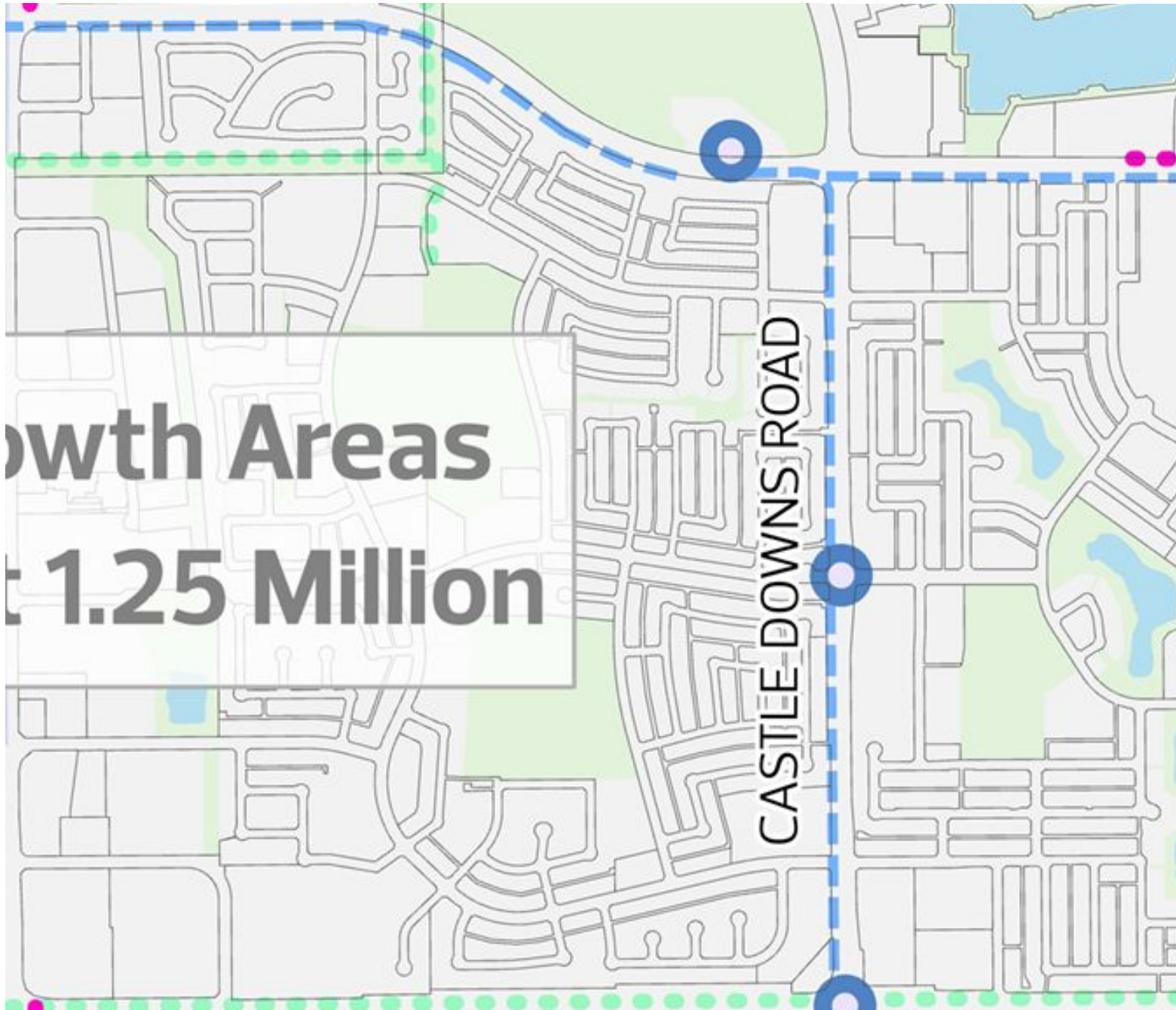
- General Information**
- Municipal Boundary
  - Adjacent Jurisdiction Boundary
  - District Plan Boundary
  - Neighbourhood Boundary
  - Transportation/Utility Corridor
  - Waterbody
  - North Saskatchewan River Valley and Ravine System
  - Open Area
- City-Owned Public Art**
- Art Work
  - Multiple Art Works
- Built Heritage Sites**
- Inventory of Historic Resources in Edmonton
  - Municipal Historic Resource
  - Provincial Historic Resource
- Heritage Character Areas**
- Municipal
  - Provincial
- Cultural Features**
- Known Indigenous Cultural Heritage Feature
  - Other Cultural Area

Parcel mapping may not exist exactly as illustrated and is subject to revision during subdivision and rezoning.

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Data Updated: 2024 03 01

### Map 2: Activating and Phasing Growth to 1.25 Million

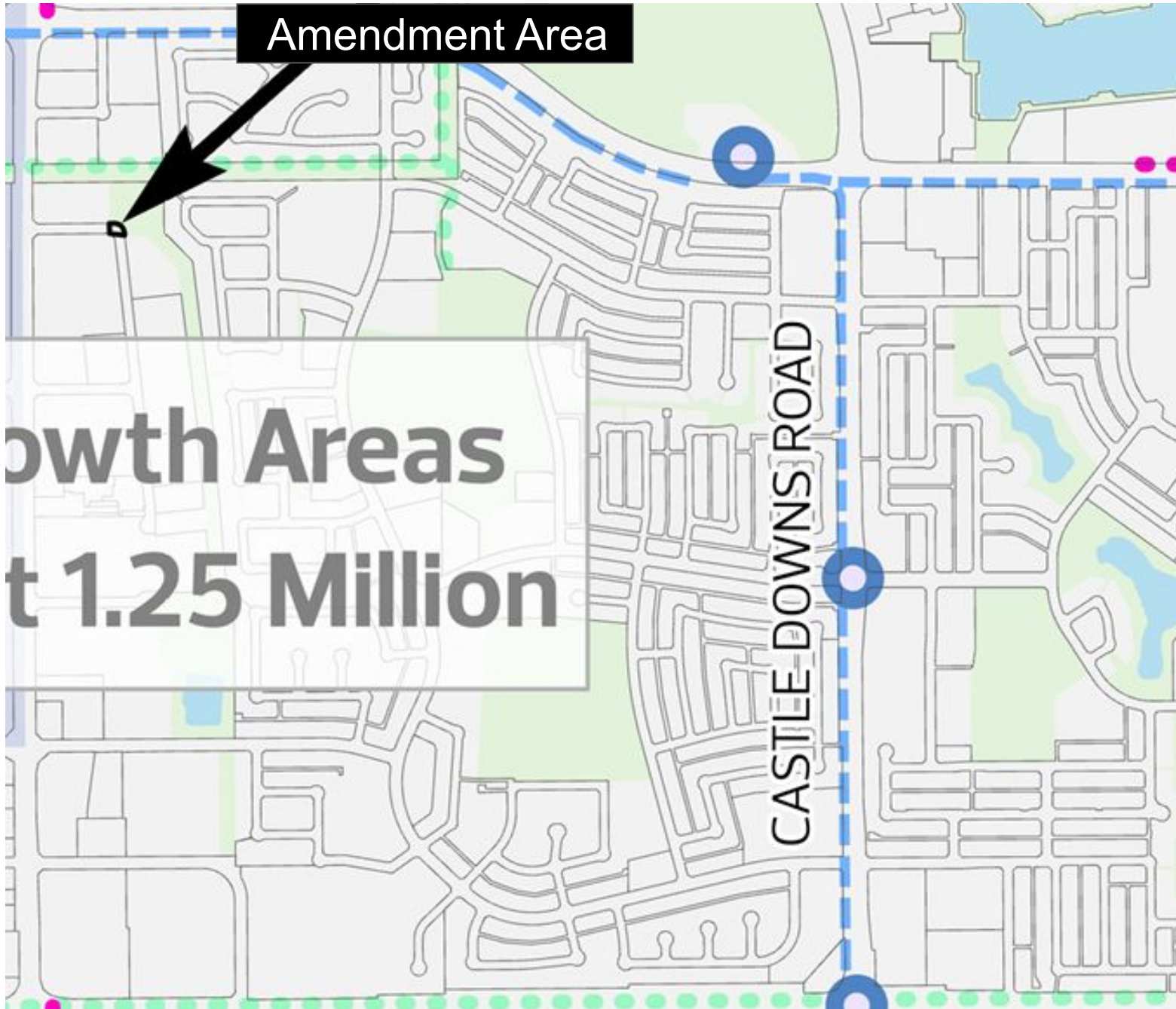


- General Information**
  - Municipal Boundary
  - Adjacent Jurisdiction Boundary
  - District Plan Boundary
  - Transportation/Utility Corridor
  - Waterbody
  - North Saskatchewan River Valley and Ravine System
  - Open Area
  - Future Non-Residential Area
- Pattern Areas**
  - Redeveloping Area
  - Developing Area
  - Future Growth Area
- Priority Growth Areas**
  - Priority Growth Area
- Planned Improvements**
  - Citywide Mass Transit - Planned
  - Mass Transit Station - Planned
  - District Connector Bike Route - Planned
  - Habitat Greenway
  - Urban Greenway
- Planned Municipal Park\***
  - Small (<3 ha)
  - Medium (3 ha - 10 ha)
  - Large (>10 ha)
- District Energy Opportunity Areas**
  - Current
  - Planned

\*Plan in Effect boundaries on this map are conceptual. Consult the Plan in Effect for details.  
 \*\*Small Planned Municipal Park not shown for areas with Area Structure Plans in effect.

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 Scale: 1:58,000  
 0 0.5 1 Km  
 Data Updated: 2023 12 31

### Map 2: Activating and Phasing Growth to 1.25 Million



#### General Information

- Municipal Boundary
- Adjacent Jurisdiction Boundary
- District Plan Boundary
- Transportation/Utility Corridor
- Waterbody
- North Saskatchewan River Valley and Ravine System
- Open Area
- Future Non-Residential Area

#### Pattern Areas

- Redeveloping Area
- Developing Area
- Future Growth Area

#### Priority Growth Areas

- Priority Growth Area

#### Planned Improvements

- Citywide Mass Transit - Planned
- Mass Transit Station - Planned
- District Connector Bike Route - Planned
- Habitat Greenway
- Urban Greenway

#### Planned Municipal Park\*

- Small (<3 ha)
- Medium (3 ha - 10 ha)
- Large (>10 ha)

#### District Energy Opportunity Areas

- Current
- Planned

- Amendment Area

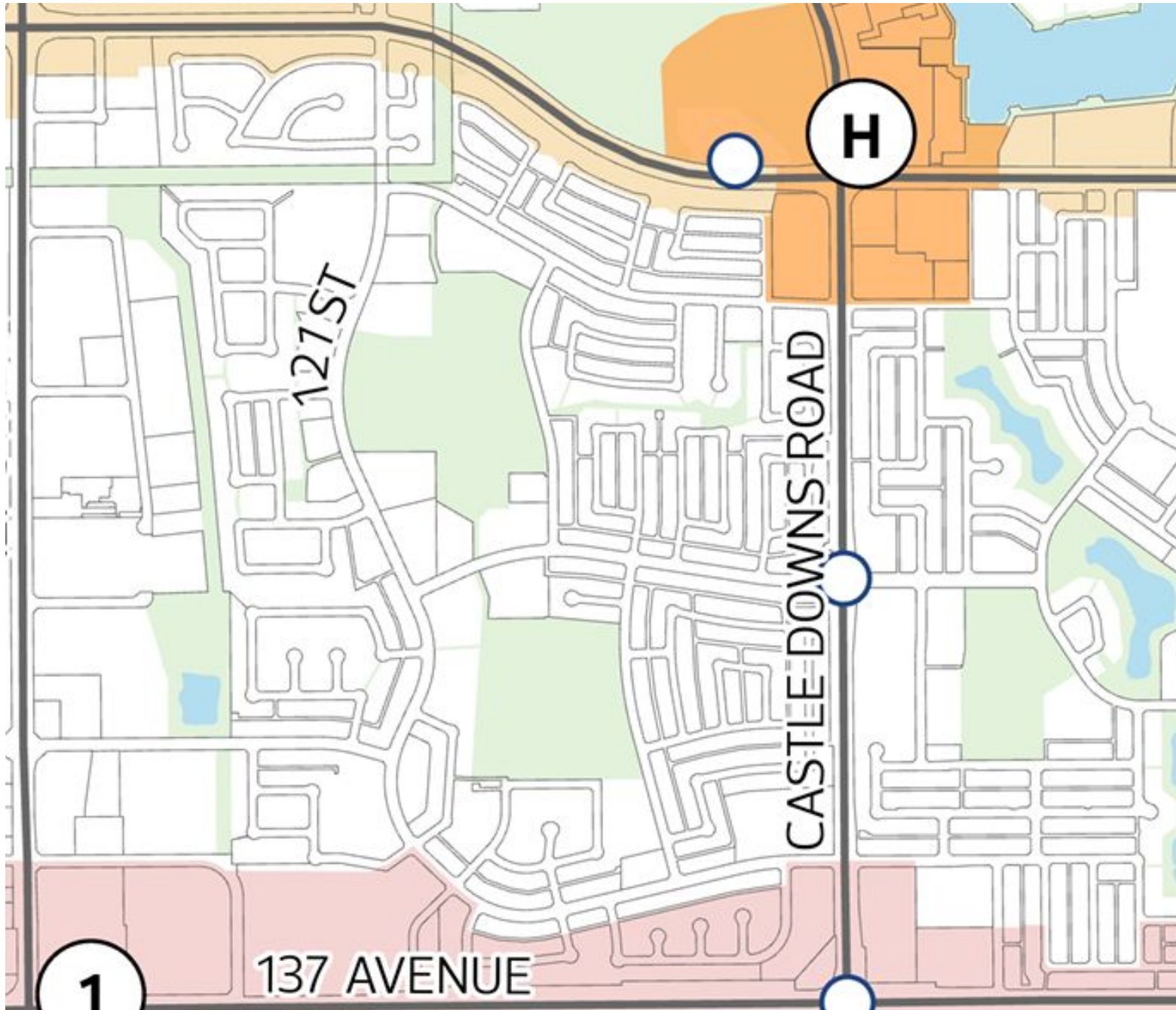
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### Map 3: Nodes and Corridors



#### General Information

- Municipal Boundary
- Adjacent Jurisdiction Boundary
- District Plan Boundary
- Transportation/Utility Corridor
- Arterial Roadway
- Freeway/Expressway/Highway
- Waterbody
- North Saskatchewan River Valley and Ravine System
- Open Area

#### Transit

- Mass Transit Station – Current
- Mass Transit Station – Planned

#### Nodes and Corridors

- Centre City
- Major Node
- District Node
- Castle Downs
- Northgate-Northtown
- Primary Corridor
- 137 Avenue
- 97 Street
- Secondary Corridor
- 97 Street
- 153 Avenue
- 127 Street
- 82 Street

Letter/number labels as per The City Plan

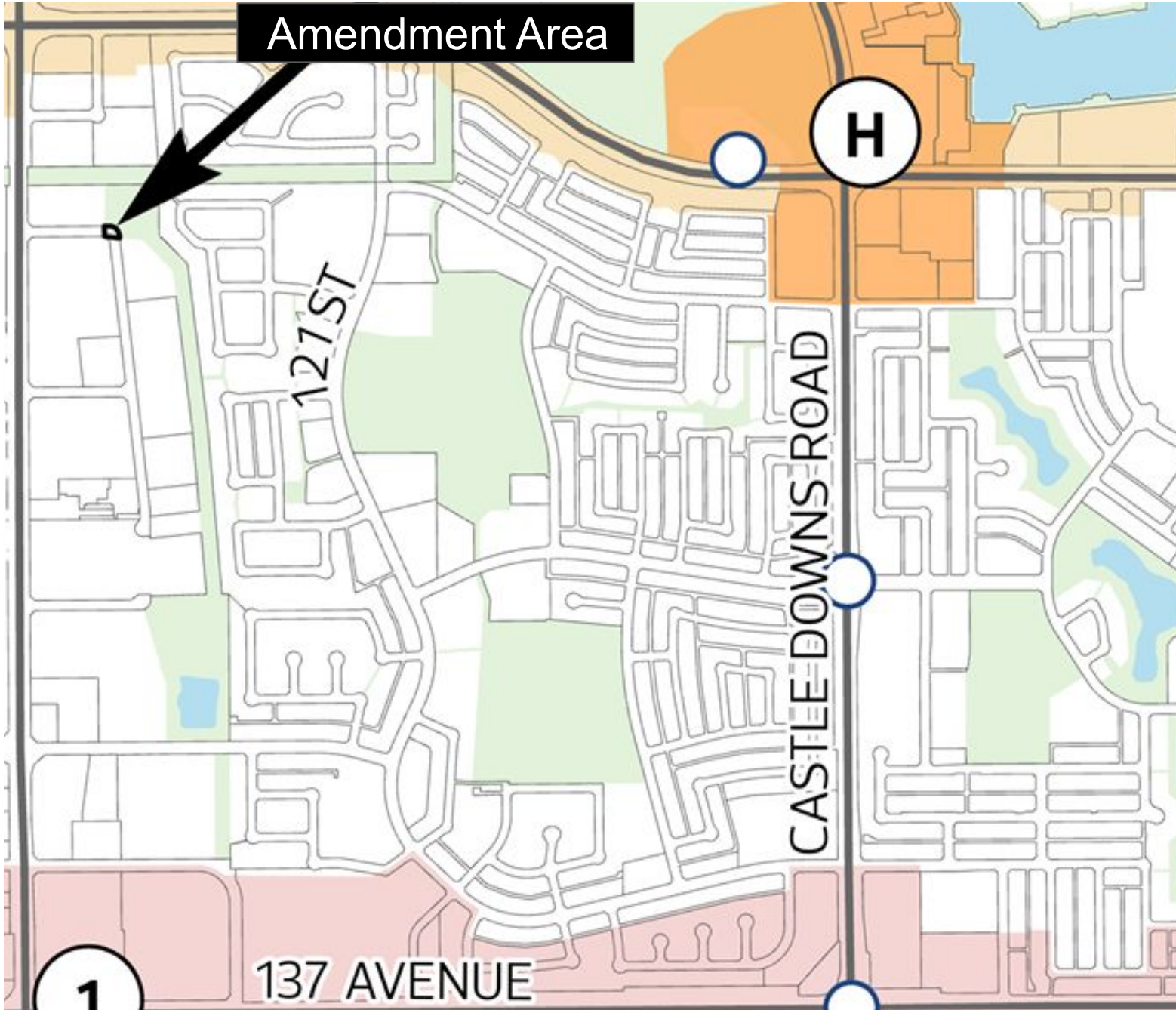
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Map 3: Nodes and Corridors



General Information

- Municipal Boundary
- Adjacent Jurisdiction Boundary
- District Plan Boundary
- Transportation/Utility Corridor
- Arterial Roadway
- Freeway/Expressway/Highway
- Waterbody
- North Saskatchewan River Valley and Ravine System
- Open Area

Transit

- Mass Transit Station - Current
- Mass Transit Station - Planned

Nodes and Corridors

- Centre City
- Major Node
- District Node
- Castle Downs
- Northgate-Northtown
- Primary Corridor
- 137 Avenue
- 97 Street
- Secondary Corridor
- 97 Street
- 153 Avenue
- 127 Street
- 82 Street

Letter/number labels as per The City Plan

Amendment Area

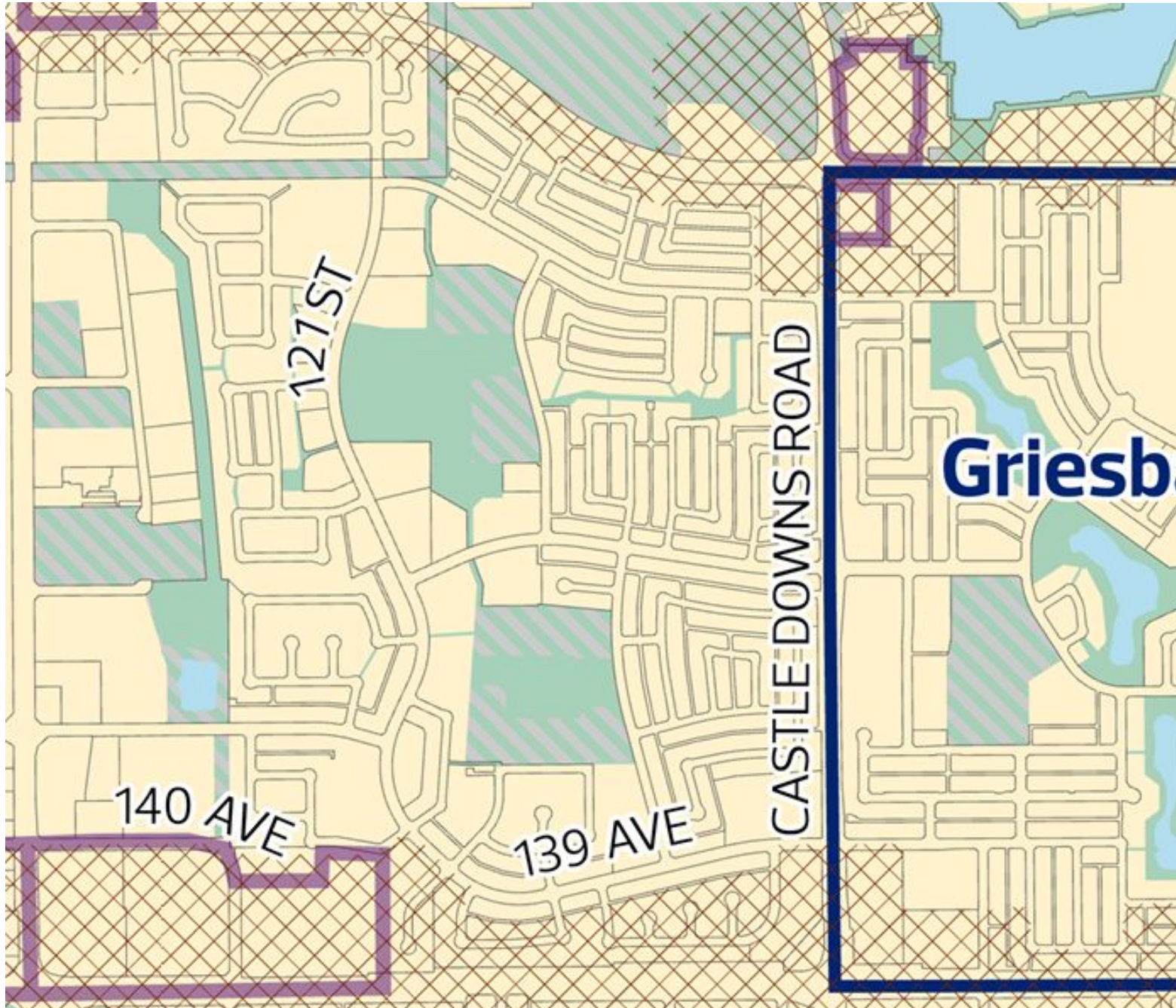
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# Map 4: Land Use Concept to 1.25 Million

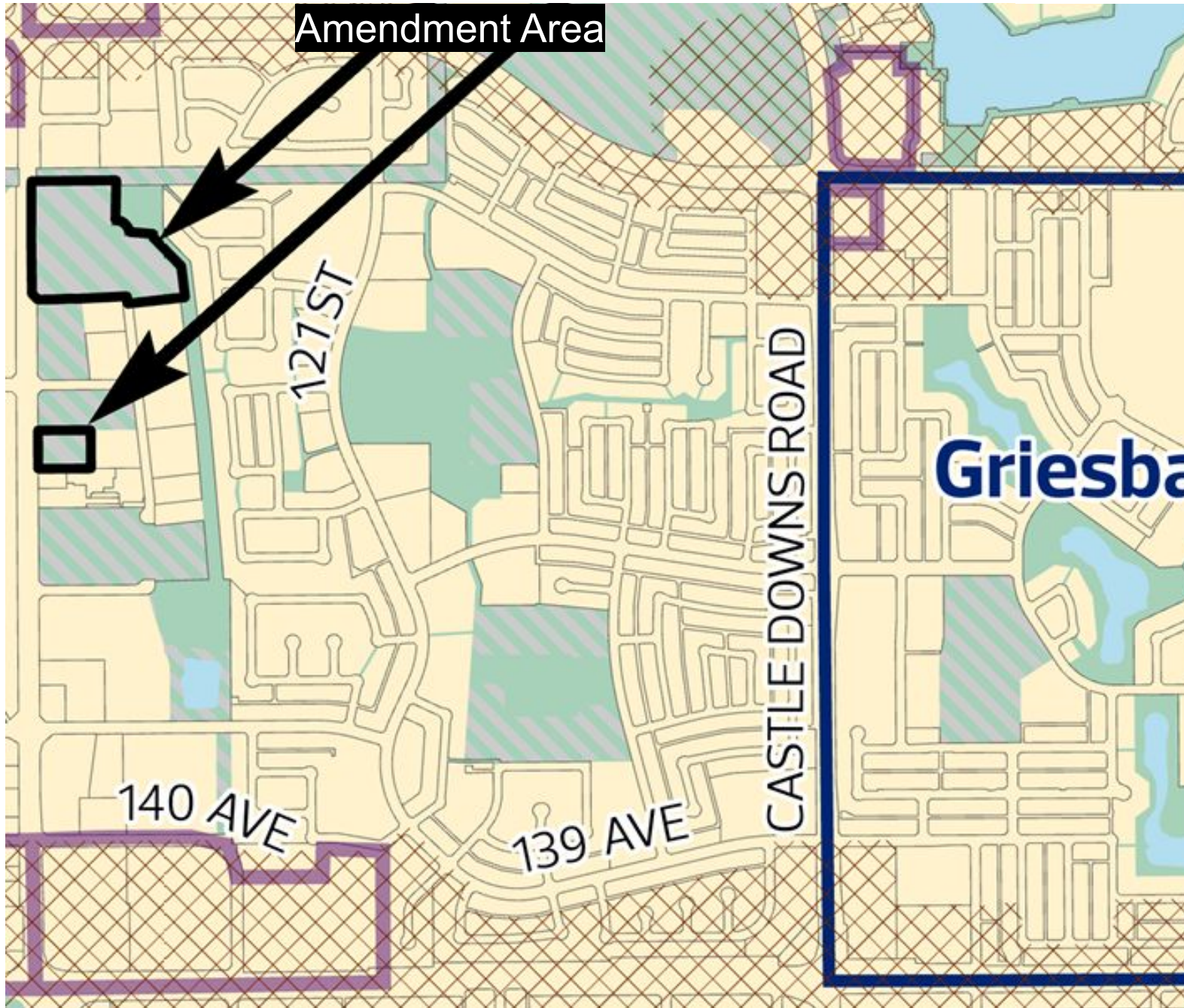


- General Information**
- Municipal Boundary
  - Adjacent Jurisdiction Boundary
  - District Plan Boundary
  - Plan in Effect - Area Structure Plan/Area Redevelopment Plan\*
  - Plan in Effect - Other\*
- General Land Use**
- Urban Mix
  - Commercial/Industrial Employment
  - Institutional Employment
  - Future Non-Residential Area
  - Open Space - Current
  - Urban Service
  - Agriculture
  - Waterbody
  - North Saskatchewan River Valley and Ravine System
- Planned Municipal Park\*\***
- Small (<3 ha)
  - Medium (3 ha - 10 ha)
  - Large (>10 ha)
- Development Areas**
- Node or Corridor Area
  - Non-Residential Intensification Area
- Design Influences**
- Large Site
  - Commercial Frontage

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 0 0.5 1 Km Scale: 1:58,000  
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### Map 4: Land Use Concept to 1.25 Million

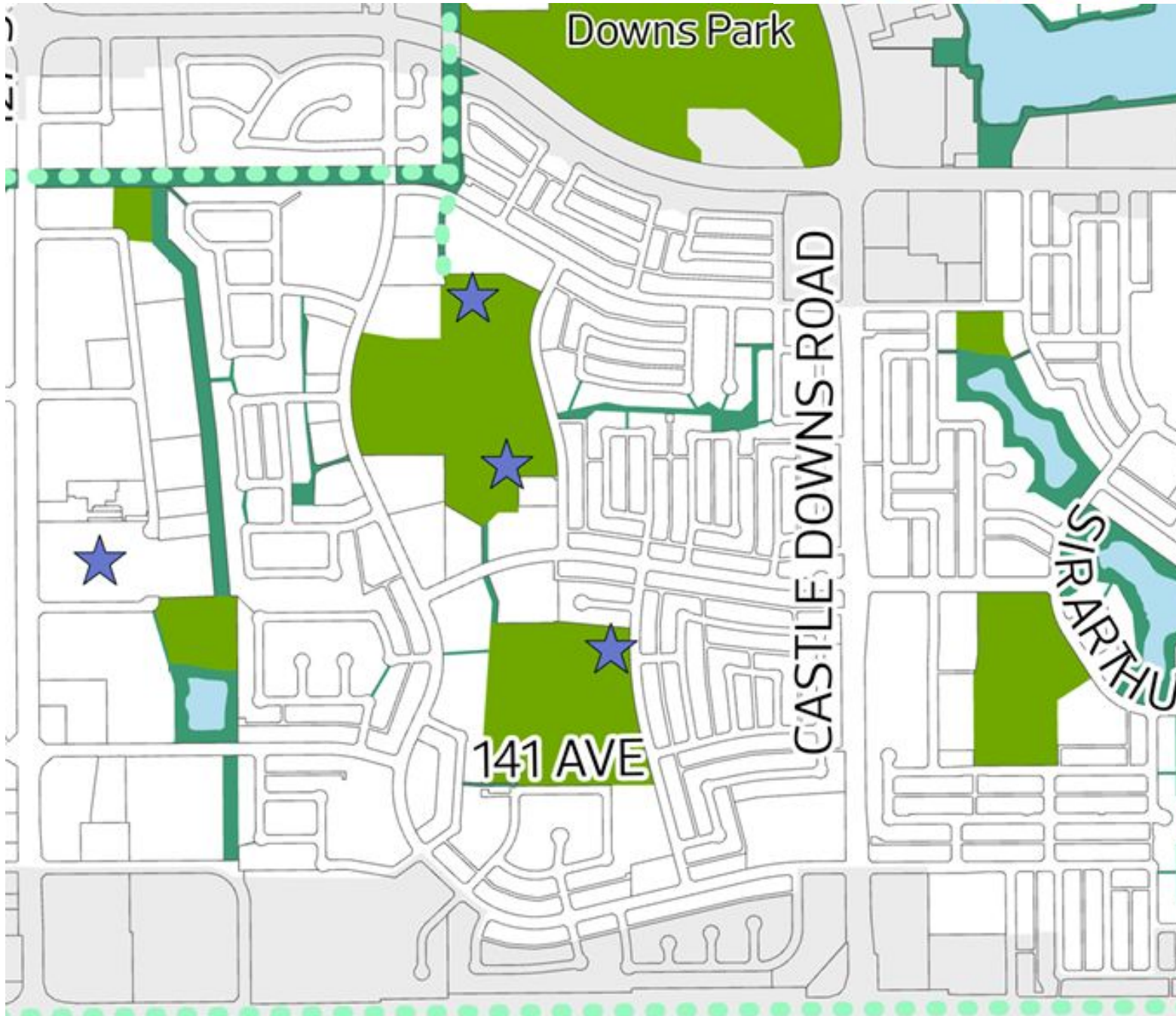


- General Information**
- Municipal Boundary
  - Adjacent Jurisdiction Boundary
  - District Plan Boundary
  - Plan in Effect - Area Structure Plan/Area Redevelopment Plan\*
  - Plan in Effect - Other\*
- General Land Use**
- Urban Mix
  - Commercial/Industrial Employment
  - Institutional Employment
  - Future Non-Residential Area
  - Open Space - Current
  - Urban Service
  - Agriculture
  - Waterbody
  - North Saskatchewan River Valley and Ravine System
- Planned Municipal Park\*\***
- Small (<3 ha)
  - Medium (3 ha - 10 ha)
  - Large (>10 ha)
- Development Areas**
- Node or Corridor Area
  - Non-Residential Intensification Area
- Design Influences**
- Large Site
  - Commercial Frontage
  - Amendment Area

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# Map 5: Open Space and Natural Areas to 1.25 Million



**General Information**

- Municipal Boundary
- Adjacent Jurisdiction Boundary
- District Plan Boundary
- Node or Corridor Area
- Transportation/Utility Corridor\*

**Open Space Connectors and Features**

- River Valley Viewpoint - Current
- River Valley Viewpoint - Planned
- River Valley Trail Access
- Waterbody
- North Saskatchewan River Valley and Ravine System
- Habitat Greenway
- Urban Greenway
- Major Ecological Connection

**Municipal Open Space**

- Park- Current\*\*
- Open Space - Supplementary\*\*
- Municipal Golf Course
- Municipal Cemetery

**Planned Municipal Park\*\*\***

- Small (<3 ha)
- Medium (3 ha - 10 ha)
- Large (>10 ha)

**Community Assets**

- Recreation Centre
- School

**Non-Municipal Open Space**

- Open Space - Other
- Provincial Park/Protected Area
- Private Golf Course
- Private Cemetery

**Other Open Spaces**

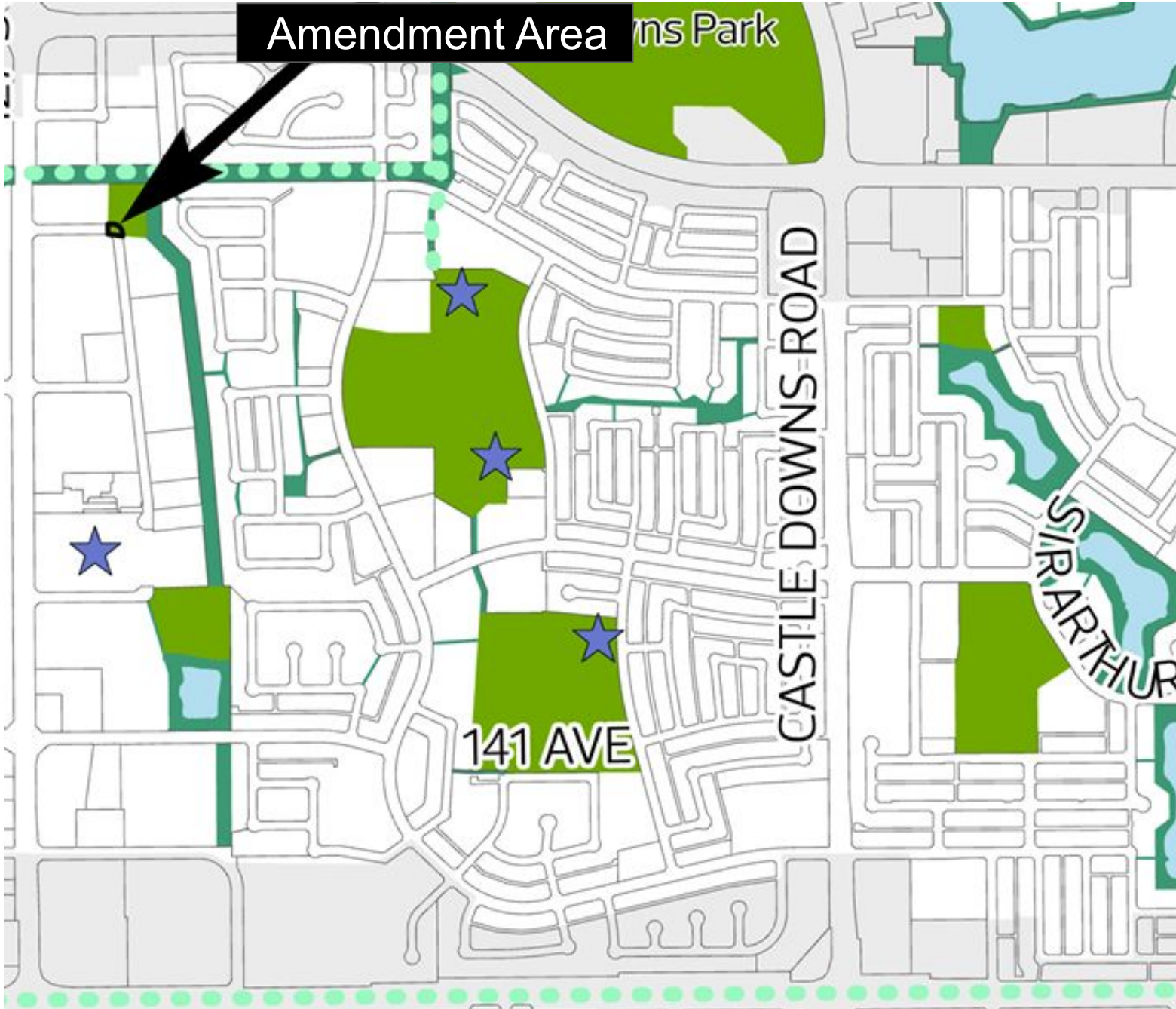
- Special Purpose Facility

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 Data Updated: 2023 12 31

# Map 5: Open Space and Natural Areas to 1.25 Million



**General Information**

- Municipal Boundary
- Adjacent Jurisdiction Boundary
- District Plan Boundary
- Node or Corridor Area
- Transportation/Utility Corridor\*

**Open Space Connectors and Features**

- River Valley Viewpoint - Current
- River Valley Viewpoint - Planned
- River Valley Trail Access
- Waterbody
- North Saskatchewan River Valley and Ravine System
- Habitat Greenway
- Urban Greenway
- Major Ecological Connection

**Municipal Open Space**

- Park- Current\*\*
- Open Space - Supplementary\*\*
- Municipal Golf Course
- Municipal Cemetery

**Planned Municipal Park\*\*\***

- Small (<3 ha)
- Medium (3 ha - 10 ha)
- Large (>10 ha)

**Community Assets**

- Recreation Centre
- School

**Non-Municipal Open Space**

- Open Space - Other
- Provincial Park/Protected Area
- Private Golf Course
- Private Cemetery

**Other Open Spaces**

- Special Purpose Facility

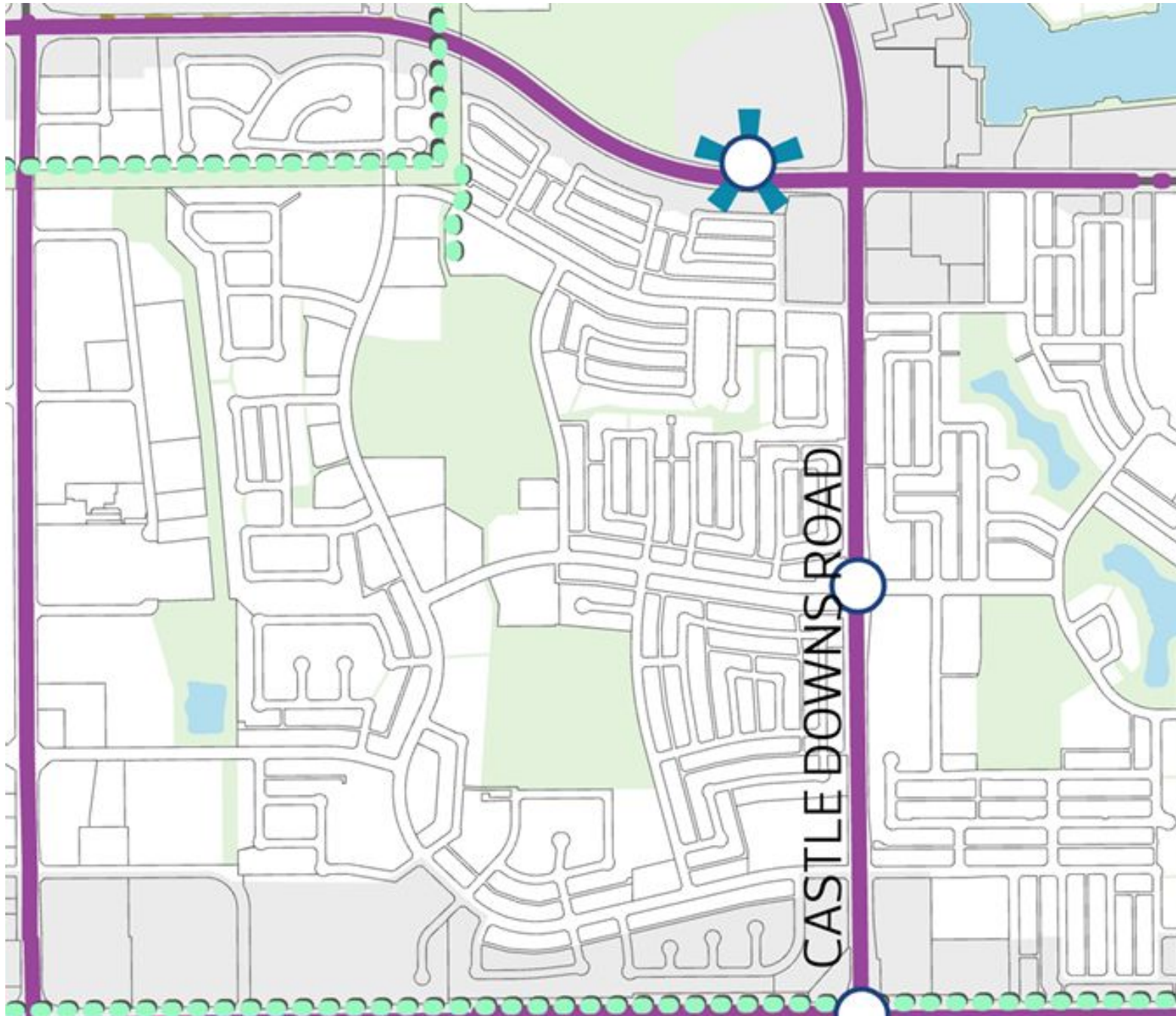
**Amendment Area**

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### Map 6: Active Transportation to 1.25 Million

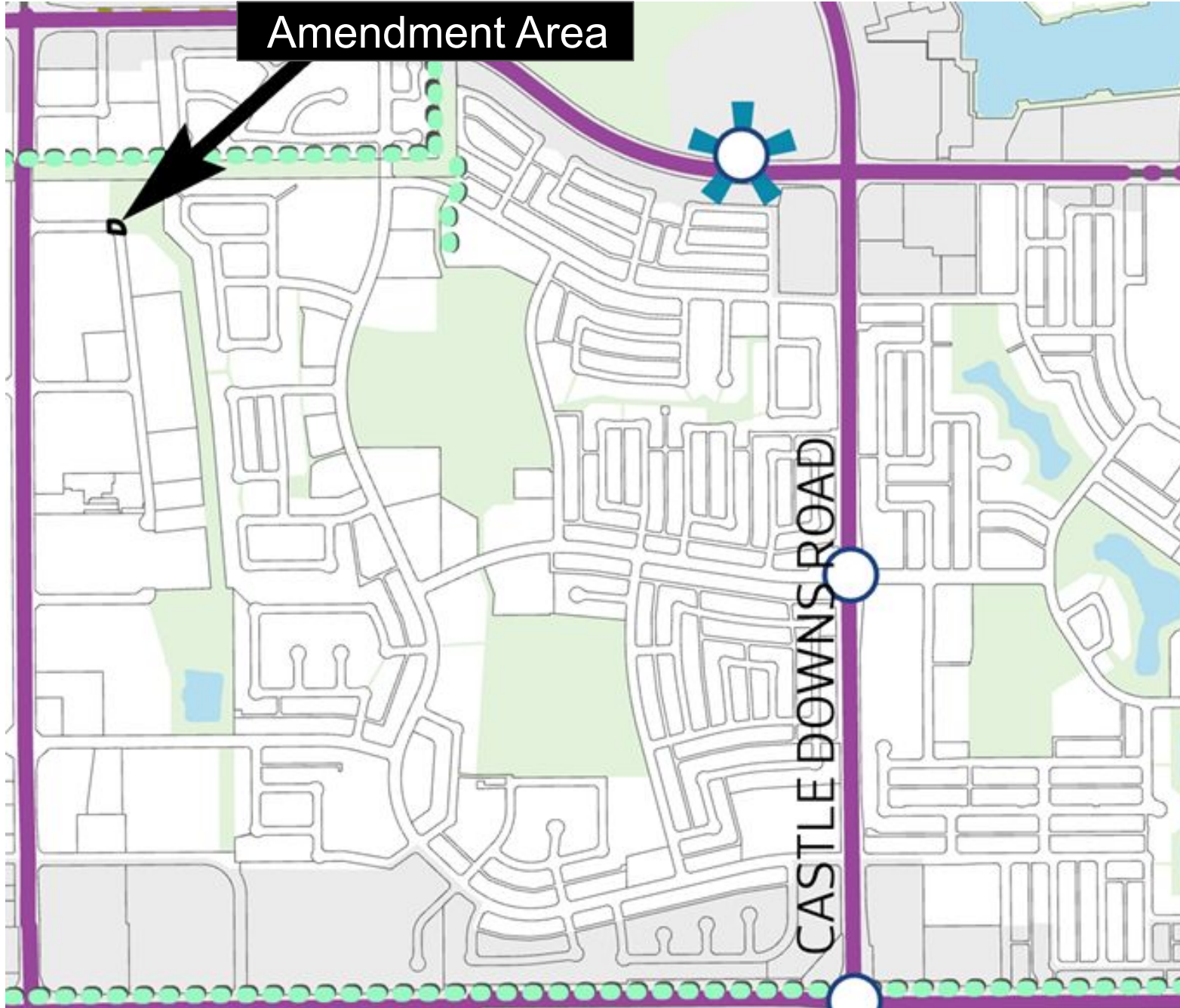


- General Information**
- Municipal Boundary
  - Adjacent Jurisdiction Boundary
  - District Plan Boundary
  - Node or Corridor Area
  - Arterial Roadway
  - Freeway/Expressway/Highway
  - Transportation/Utility Corridor
  - Railway\*
  - Waterbody
  - North Saskatchewan River Valley and Ravine System
  - Open Area
- Active Transportation**
- District Connector Bike Route - Current
  - District Connector Bike Route - Planned
  - Bike Connection - Identified Opportunity
  - Pedestrian Priority Area
  - Pedestrian Connection - Identified Opportunity
  - Urban Greenway
  - River Valley Trail Access
  - Active Transportation Bridge - Current
  - Active Transportation Bridge - Planned
  - River Valley Active Transportation Regional Connection
  - Active Transportation Regional Connection
- Transit**
- Mobility Hub
  - Mass Transit Station - Current
  - Mass Transit Station - Planned

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### Map 6: Active Transportation to 1.25 Million



- General Information**
- Municipal Boundary
  - Adjacent Jurisdiction Boundary
  - District Plan Boundary
  - Node or Corridor Area
  - Arterial Roadway
  - Freeway/Expressway/Highway
  - Transportation/Utility Corridor
  - Railway\*
  - Waterbody
  - North Saskatchewan River Valley and Ravine System
  - Open Area
- Active Transportation**
- District Connector Bike Route - Current
  - District Connector Bike Route - Planned
  - Bike Connection - Identified Opportunity
  - Pedestrian Priority Area
  - Pedestrian Connection - Identified Opportunity
  - Urban Greenway
  - River Valley Trail Access
  - Active Transportation Bridge - Current
  - Active Transportation Bridge - Planned
  - River Valley Active Transportation Regional Connection
  - Active Transportation Regional Connection
- Transit**
- Mobility Hub
  - Mass Transit Station - Current
  - Mass Transit Station - Planned

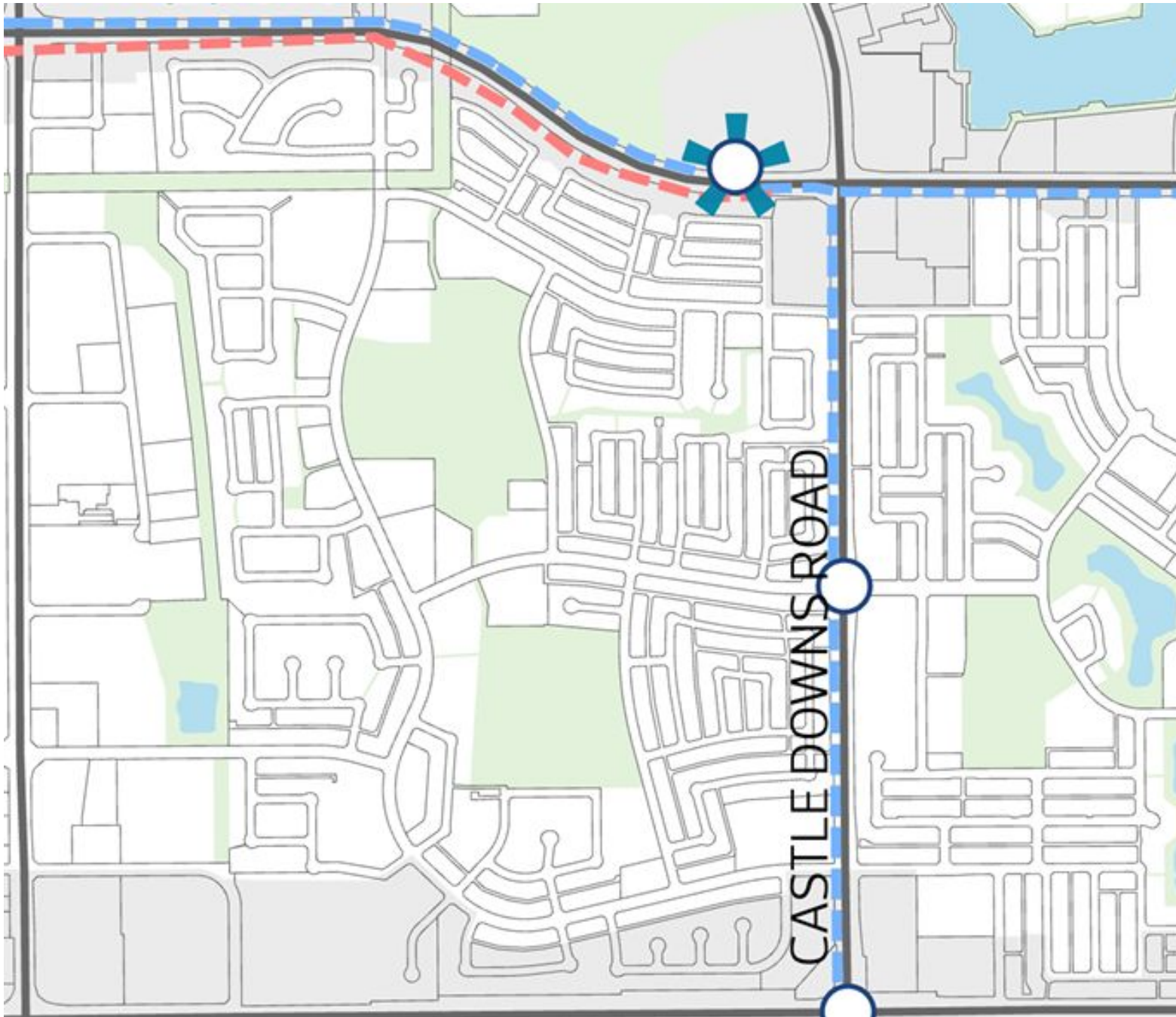
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Amendment Area

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0 0.5 1 Km Scale: 1:58,000  
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### Map 7: Transit to 1.25 Million

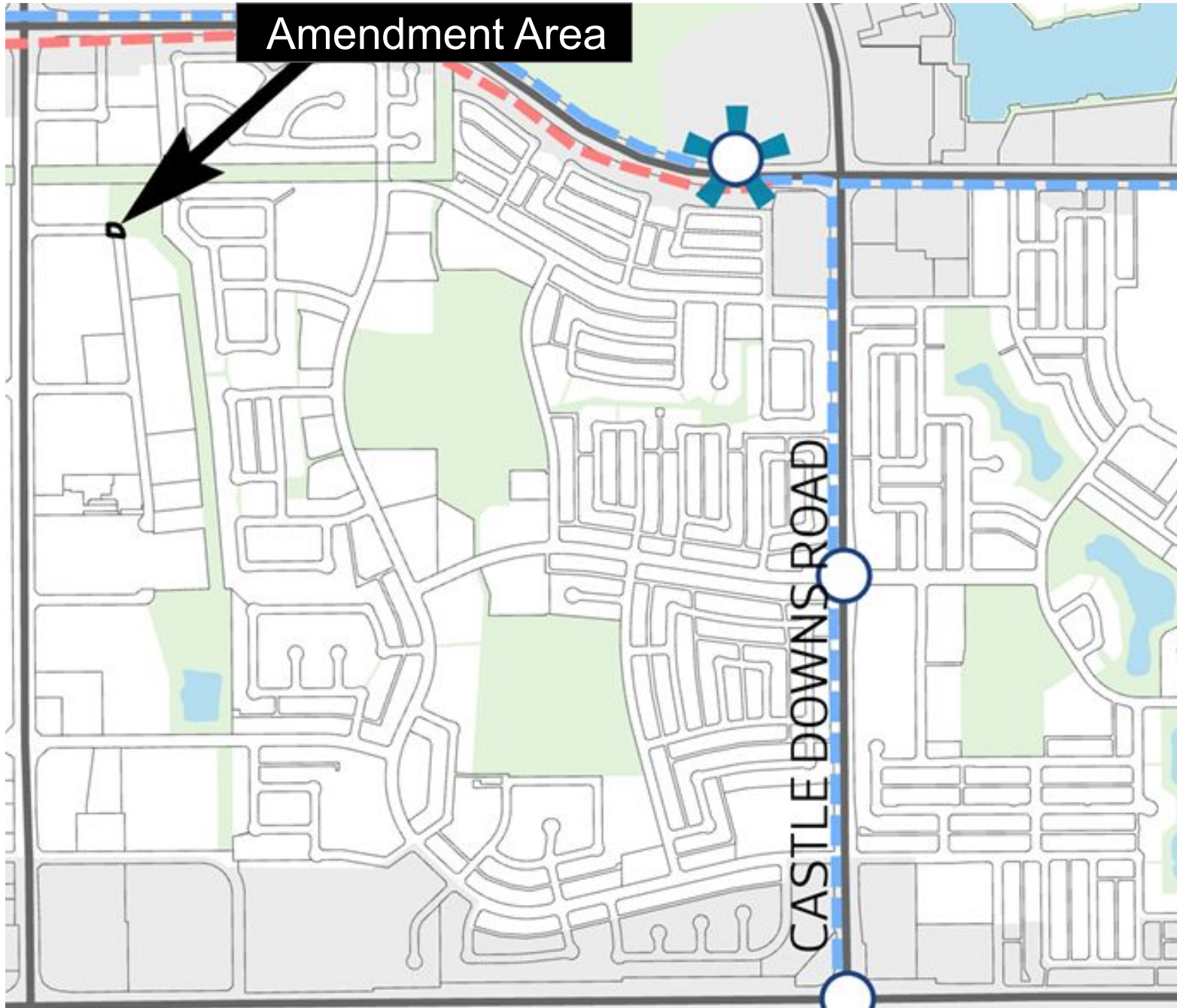


- General Information**
- Municipal Boundary
  - Adjacent Jurisdiction Boundary
  - District Plan Boundary
  - Node or Corridor Area
  - Arterial Roadway
  - Freeway/Expressway/Highway
  - Transportation/Utility Corridor
  - Railway\*
  - Waterbody
  - North Saskatchewan River Valley and Ravine System
  - Open Area
- Transit**
- Citywide Mass Transit - Current
  - Citywide Mass Transit - Planned
  - Citywide Mass Transit - Identified Opportunity
  - District Mass Transit - Current
  - District Mass Transit - Planned
  - Mobility Hub
  - Mass Transit Station - Current
  - Mass Transit Station - Planned
  - Park and Ride - Current
  - Park and Ride - Planned

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 0 0.5 1 Km  
 Data Updated: 2023 12 31

### Map 7: Transit to 1.25 Million



**Amendment Area**

**General Information**

- Municipal Boundary
- Adjacent Jurisdiction Boundary
- District Plan Boundary
- Node or Corridor Area
- Arterial Roadway
- Freeway/Expressway/Highway
- Transportation/Utility Corridor
- Railway\*
- Waterbody
- North Saskatchewan River Valley and Ravine System
- Open Area

**Transit**

- Citywide Mass Transit - Current
- Citywide Mass Transit - Planned
- Citywide Mass Transit - Identified Opportunity
- District Mass Transit - Current
- District Mass Transit - Planned
- Mobility Hub
- Mass Transit Station - Current
- Mass Transit Station - Planned
- Park and Ride - Current
- Park and Ride - Planned

Amendment Area

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