

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	24th day of February	, A. D. 2026;
READ a second time this	24th day of February	, A. D. 2026;
READ a third time this	24th day of February	, A. D. 2026;
SIGNED and PASSED this	24th day of February	, A. D. 2026.

THE CITY OF EDMONTON

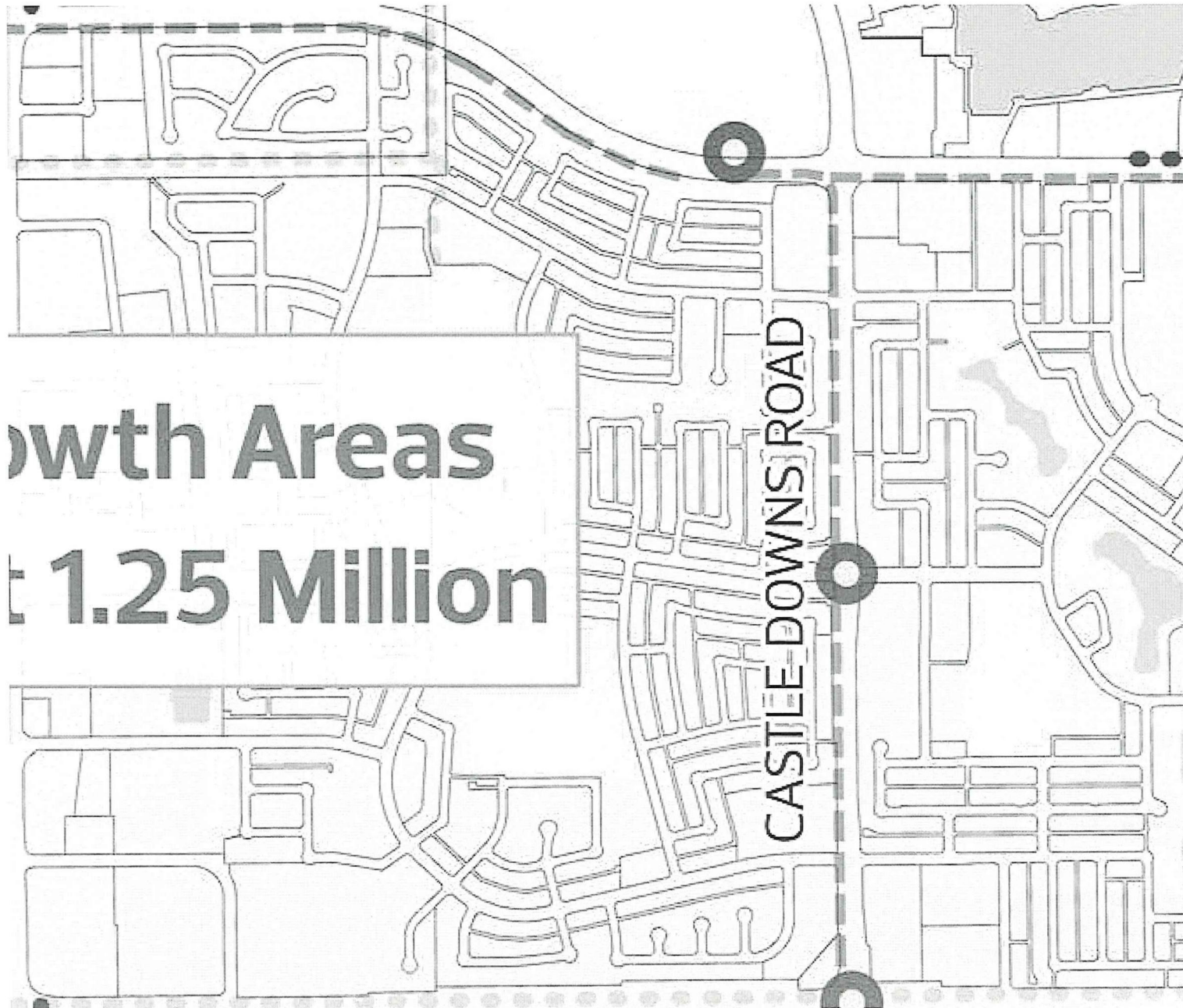
Andrew Krack

MAYOR

AT

A CITY CLERK

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.

Parcel mapping may not exist exactly as illustrated and is subject to revision during subdivision and rezoning.
 Scale: 1:58,000
 Data Updated: 2023 12 31

Map 2: Activating and Phasing Growth to 1.25 Million

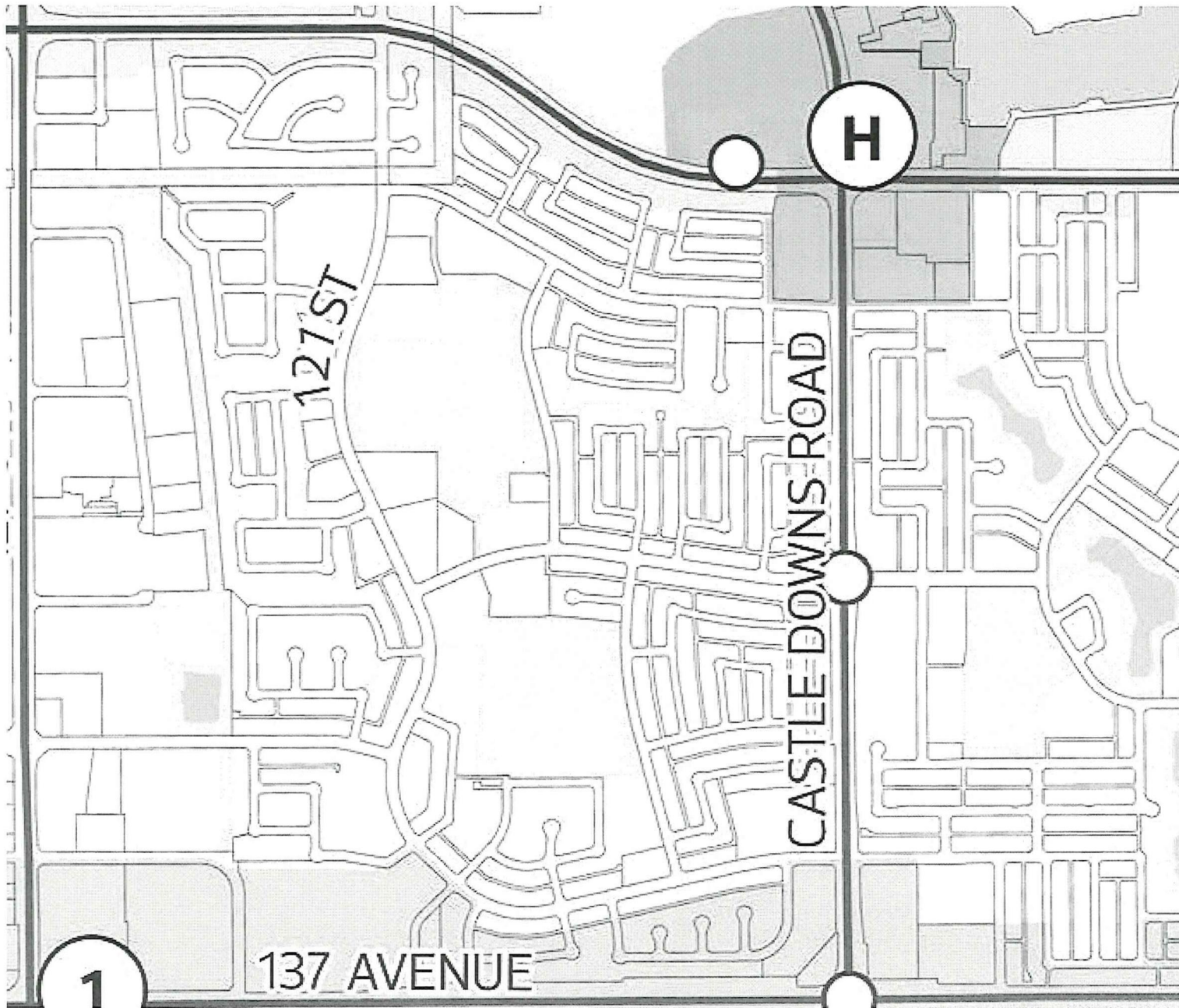


- General Information**
- Municipal Boundary
 - Adjacent Jurisdiction Boundary
 - District Plan Boundary
 - Transportation/Utility Corridor
 - Waterbody
 - North Saskatchewan River Valley and Ravine System
 - Open Area
 - Future Non-Residential Area
- Pattern Areas**
- Redeveloping Area
 - Developing 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

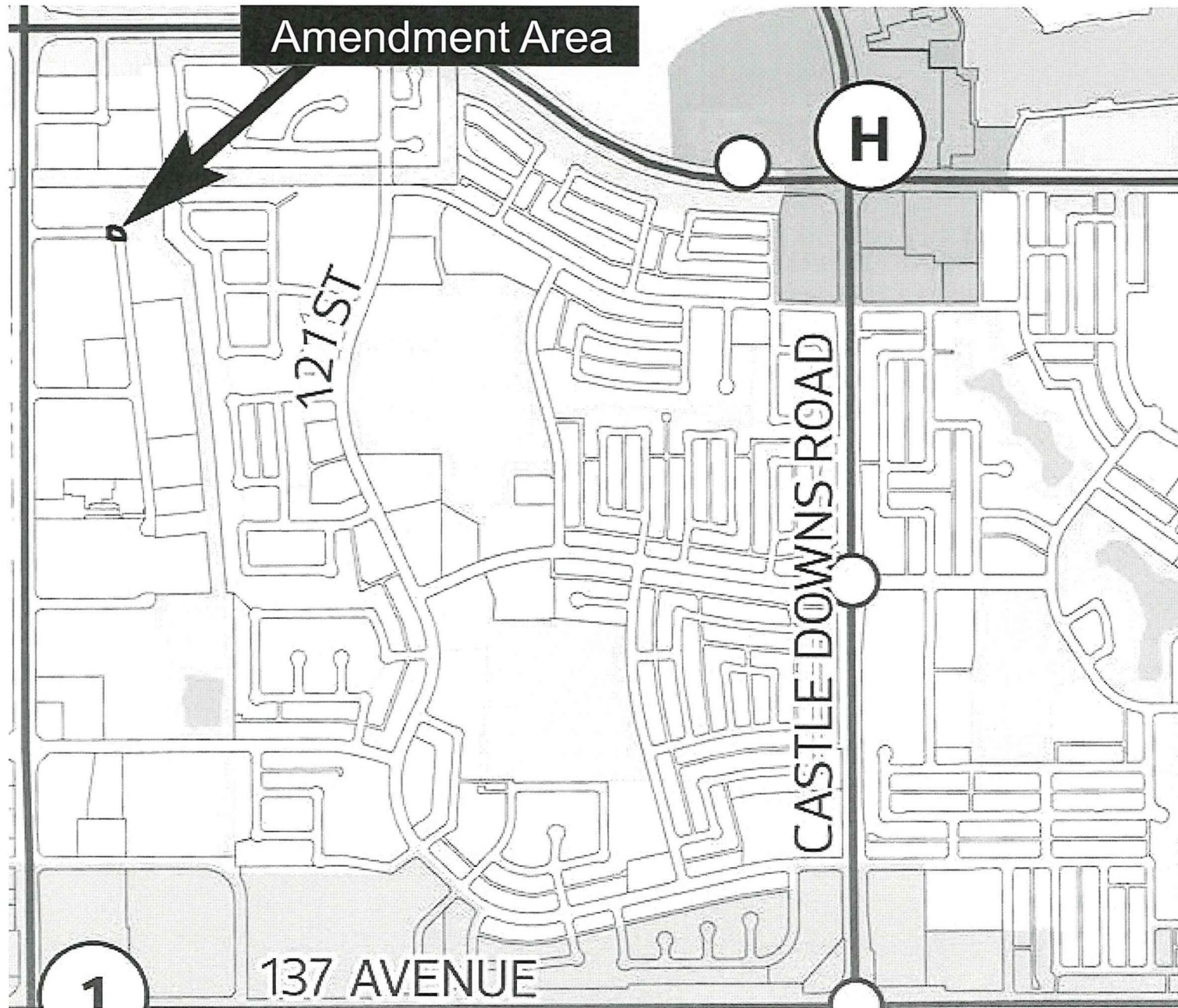
- Centre City
- Major Node
- District Node
- Castle Downs
- Northgate-Northtown
- Primary Corridor
- 137 Avenue
- 97 Street
- Secondary Corridor
- 97 Street
- 153 Avenue
- 127 Street
- 82 Street

Letter/number labels as per The City Plan

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Map 3: Nodes and Corridors



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 - 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-Norhtown
 - Primary Corridor
 - 137 Avenue
 - 97 Street
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 - 97 Street
 - 153 Avenue
 - 127 Street
 - 82 Street

Letter/number labels as per The City Plan

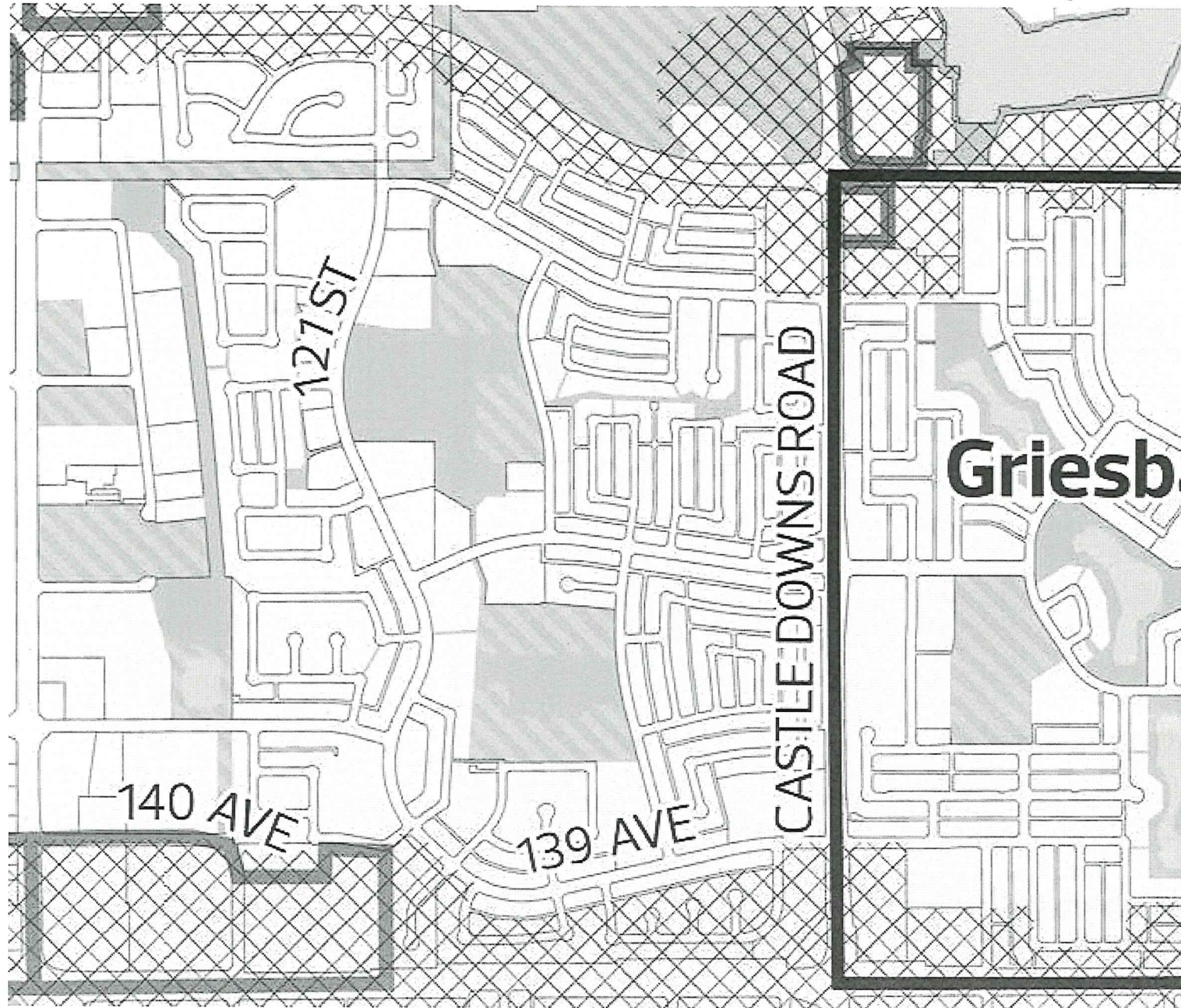
Amendment Area

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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

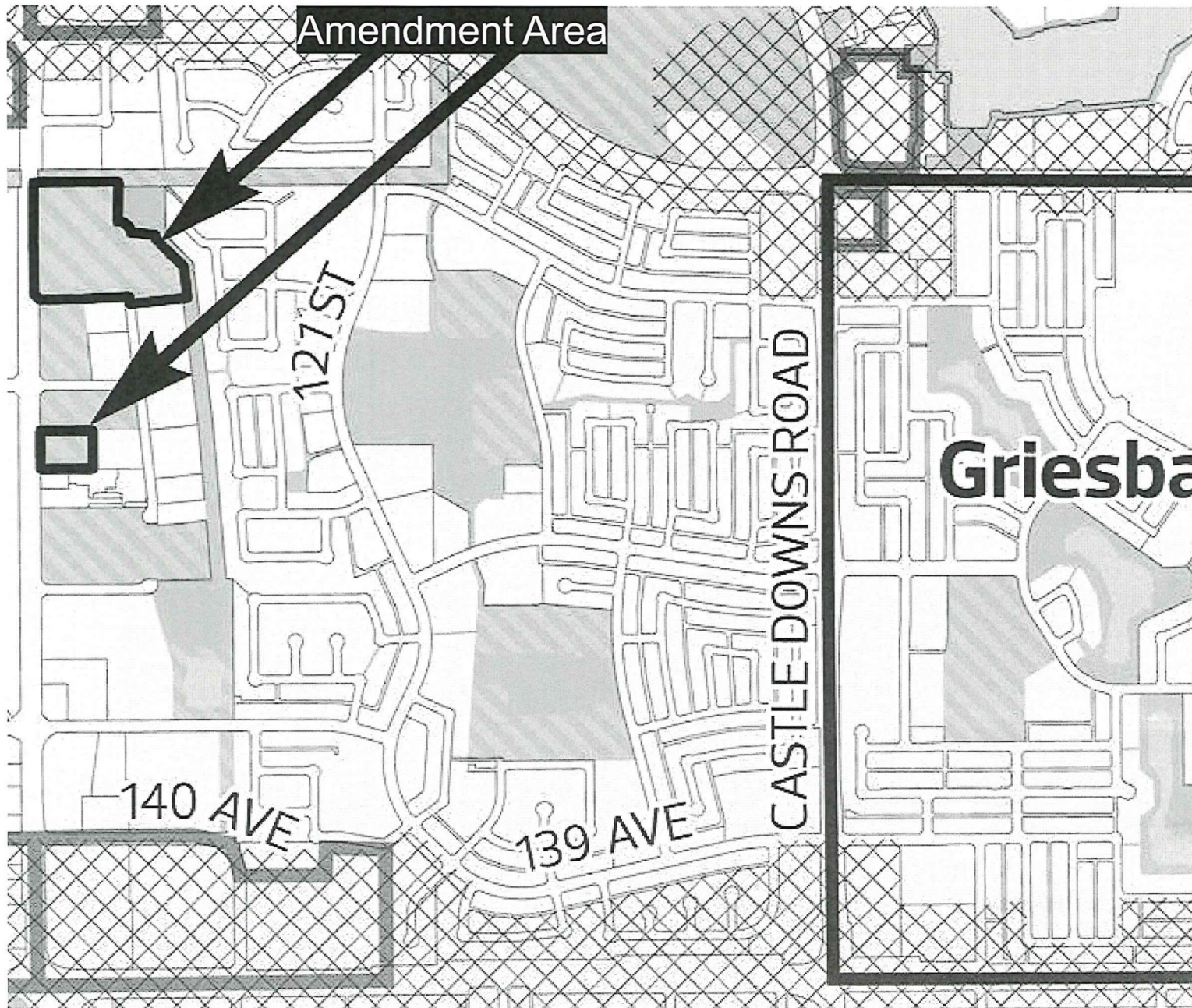
Design Influences

- Large Site
- Commercial Frontage

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Map 4: Land Use Concept to 1.25 Million



General Information

- Municipal Boundary
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- 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

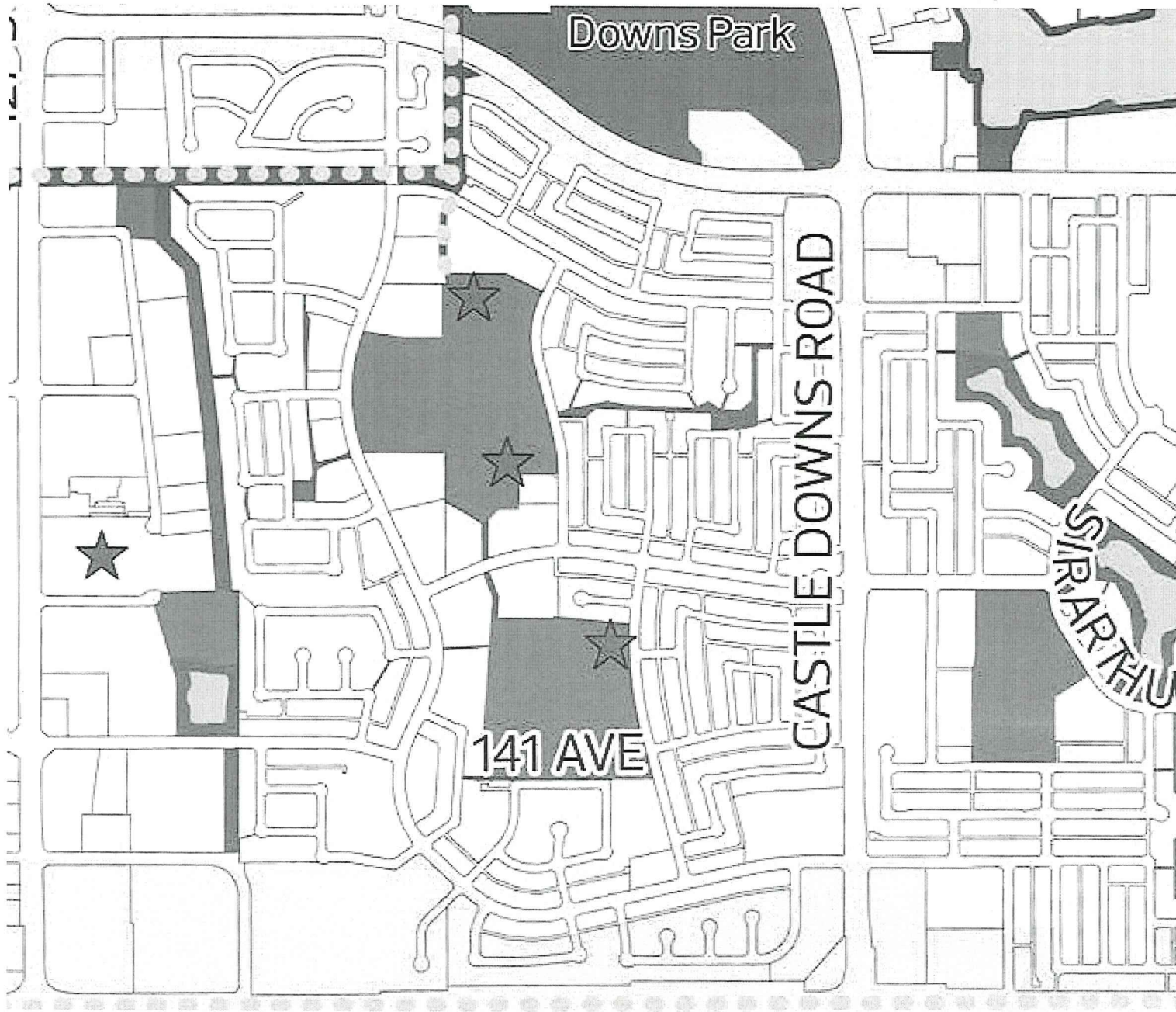
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Map 5: Open Space and Natural Areas to 1.25 Million

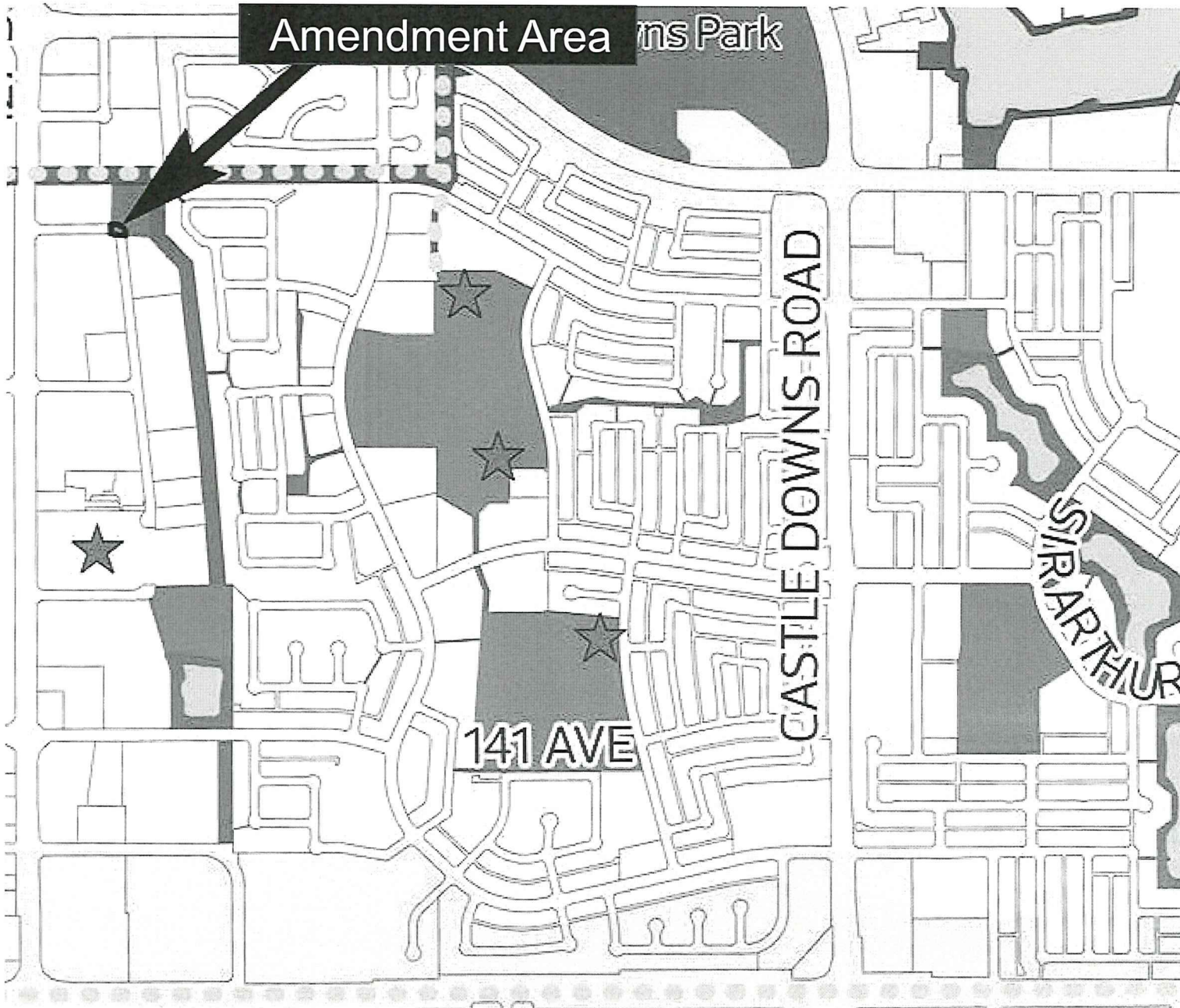


- General Information**
- Municipal Boundary
 - Adjacent Jurisdiction Boundary
 - District Plan Boundary
 - Node or Corridor Area
 - Transportation/Utility Corridor*
- Open Space Connectors and Features**
- River Valley Viewpoint - Current
 - River Valley Viewpoint - Planned
 - River Valley Trail Access
 - 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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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

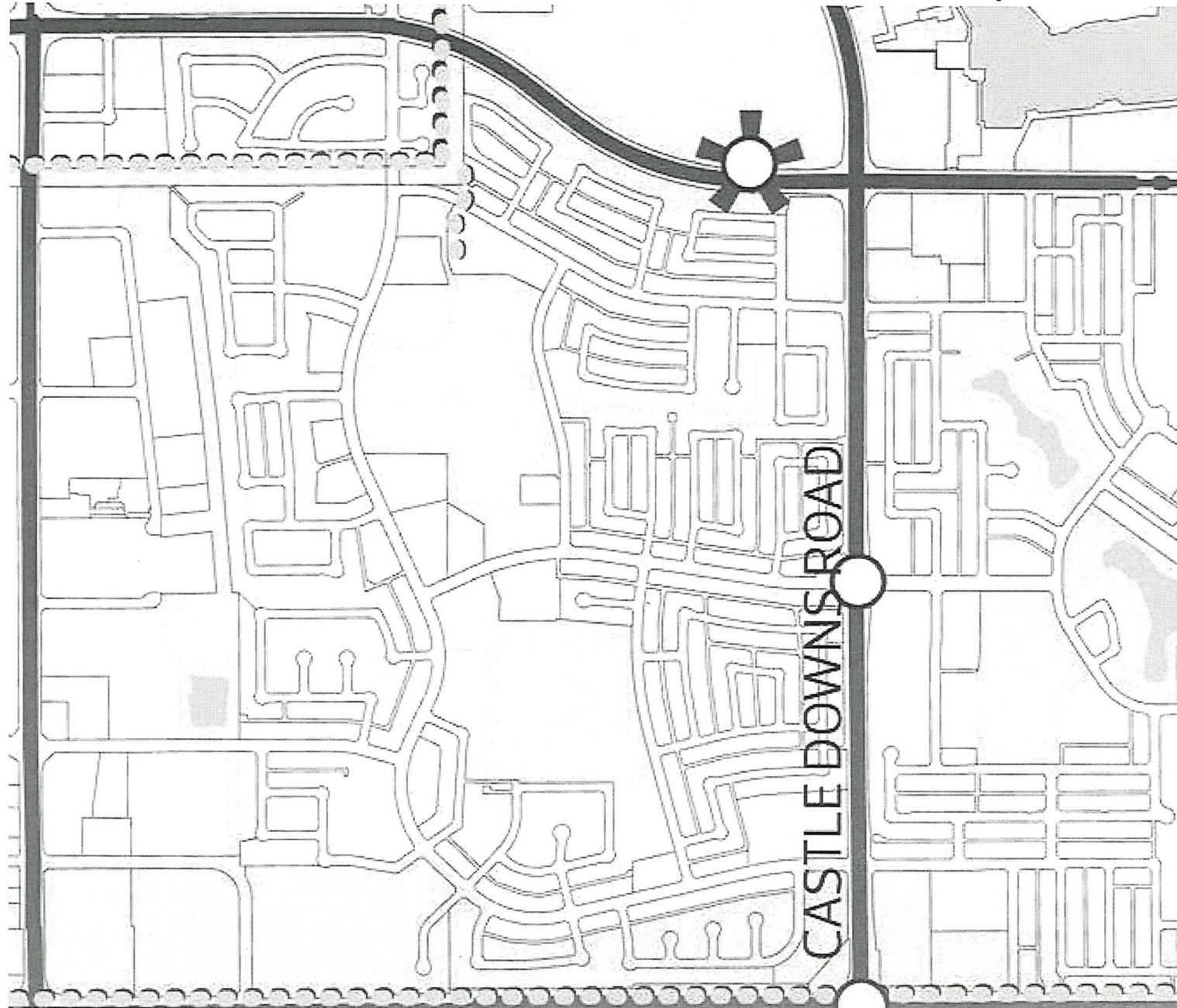
Amendment Area

- 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

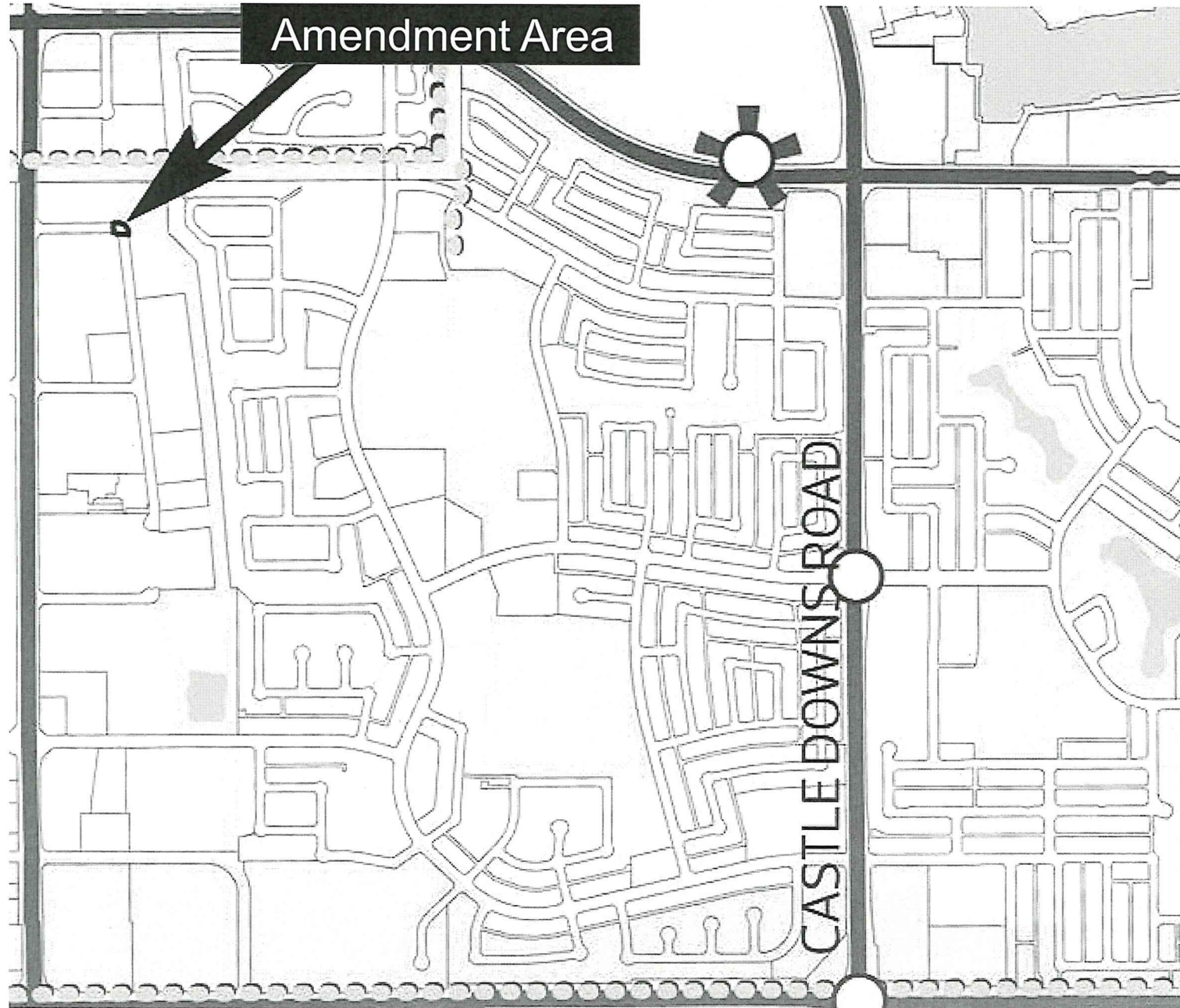
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Map 6: Active Transportation to 1.25 Million



- General Information**
- Municipal Boundary
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 - Node or Corridor Area
 - Arterial Roadway
 - Freeway/Expressway/Highway
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 - 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

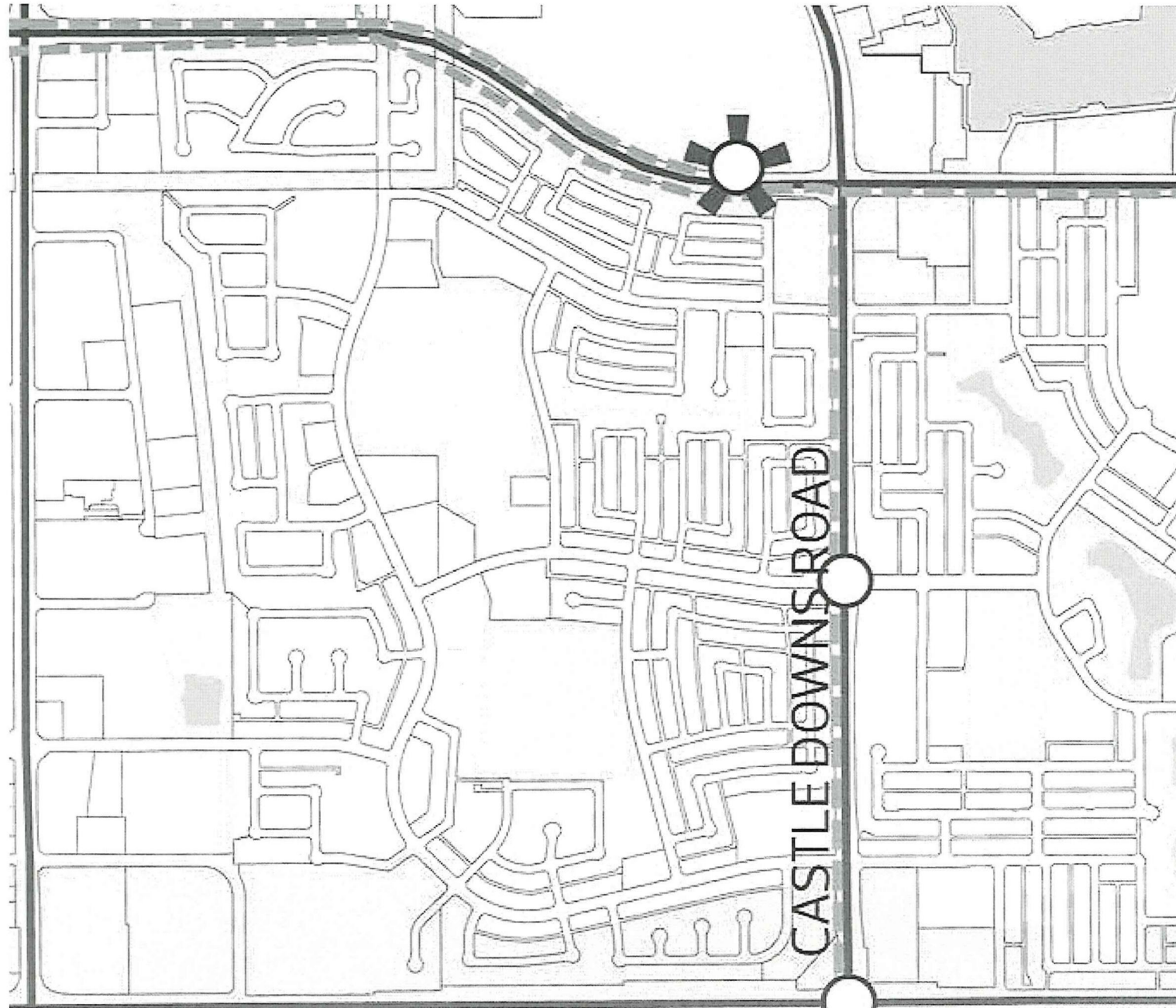
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Amendment Area

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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

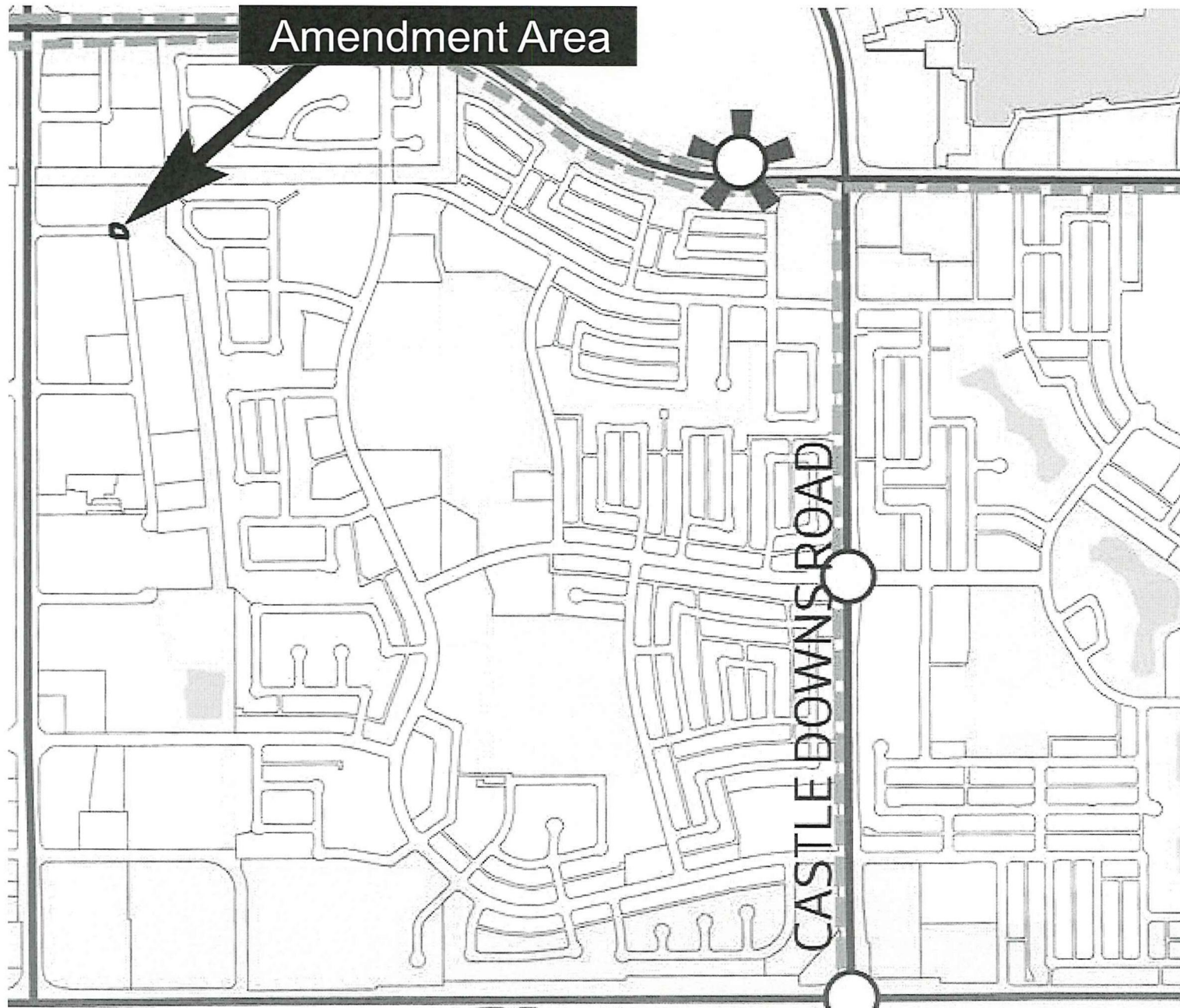
Transit

- 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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Map 7: Transit to 1.25 Million



General Information

- Municipal Boundary
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- 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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