

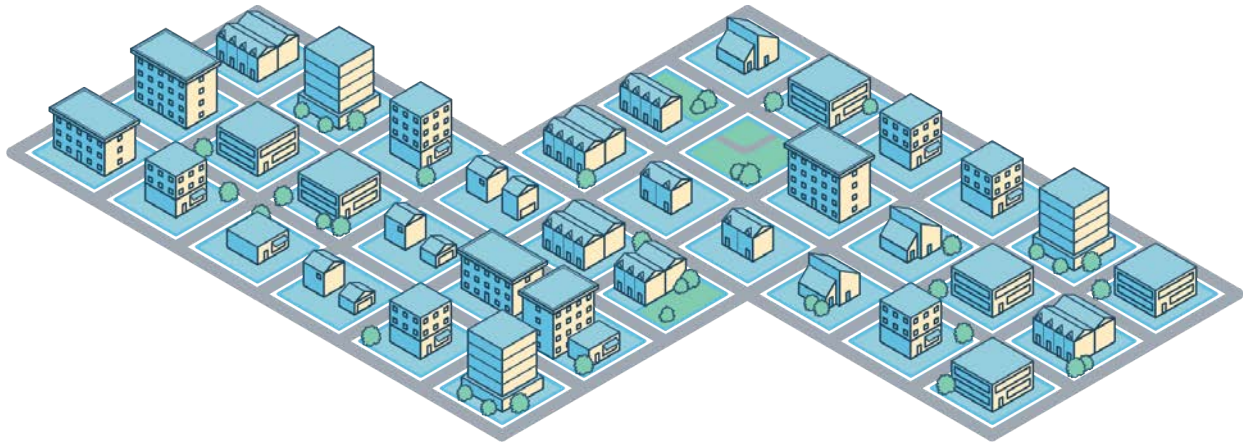
District Planning

Overview of Changes
August 2023

Edmonton



Executive Summary



This document summarizes the revisions made to the draft District Policy (previously called District General Policy) and 15 district plans following the District Planning project's public engagement in 2022. District plans will help Edmonton to grow into [The City Plan](#)'s community of communities—where people can meet many of their daily needs within 15 minutes from where they live. The City will also integrate its land uses to help Edmontonians complete 50% of their trips by foot, bike or transit. District plans are intended to inform planning decisions on land use, mobility and growth management as Edmonton reaches 1.25 million people.

From June to October 2022, the project invited Edmontonians to participate in a variety of online and in-person public engagement opportunities at the [REFINE-level](#) to improve the draft plans. Utility companies, City of Edmonton staff from various departments and City Council also provided feedback. The wide range of input gathered helped refine the draft district plans and District Policy and also changed which existing geographic plans are proposed to be retired, changed or kept.

In the past year, Urban Planning Committee City Councillors made two motions regarding district plans:

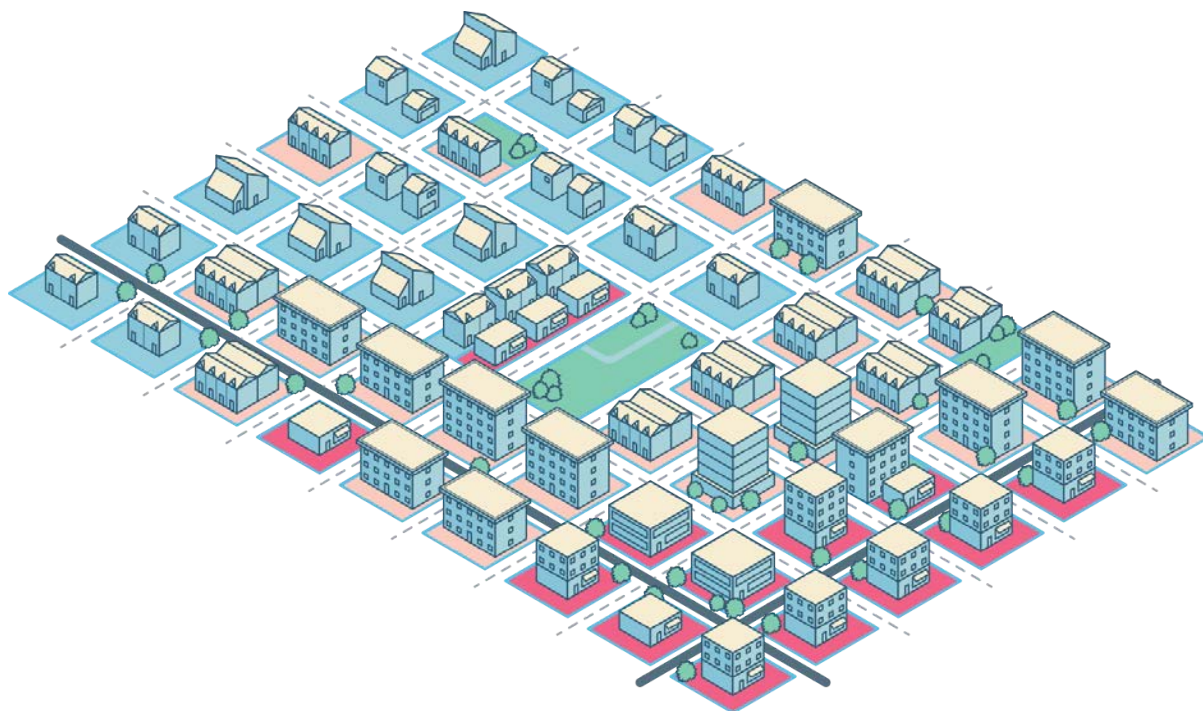
1. The first, received on September 27, 2022, directed the project team to review the Area Redevelopment Plans proposed for retainment and to develop options to further align these plans with The City Plan.
2. The second motion, received on January 17, 2023, directed the project team to provide additional policy and map clarity in regards to directing development and investment as Edmonton reaches 1.25 million people and two million people.



The project changes made in response to public engagement and City Council's motions are summarized briefly below:

- + Updated the list of existing geographic plans proposed to be retired, changed and kept.
- + Changed the level of support and direction on proposed development height and location within the nodes and corridors. This included adding a new height category (Tall High Rise) and removing the Intensification Area policy and map content from the District Policy and 15 district plans.
- + Improved document usability and provided clarity on how to use the district plans and District Policy together.
- + Individual district plans were also updated in response to specific feedback on their text, area-specific policy and map content.

The project's next steps include public engagement from October 23 to December 1, 2023 on the draft [District Policy and 15 draft district plans](#). During this period, Edmontonians will be invited to share feedback on the revised draft documents at the [ADVISE](#) level. The District Planning project will (tentatively) go to Urban Planning Committee on December 5, 2023 and is expected to go to a City Council public hearing in 2024.





What We Did

Project Overview

The District Planning project is about providing planning direction for each of The City Plan's 15 districts as the city grows to 1.25 million residents. Districts are collections of neighbourhoods that contain most of the services and amenities Edmontonians need to meet their daily needs. The District Policy (general policies that apply in all districts) and district plans (show where general policies apply and include specific policies for each of the 15 districts) will help simplify Edmonton's planning system, integrate the physical systems necessary to support compact, mixed-use communities and lay the foundation for a better approach to planning and design, mobility and growth management.

Public Engagement Approach

Public engagement is an important aspect of this project and essential to refine the District Policy and district plans. After initial engagement in 2021, the project team conducted comprehensive engagement from June to November 2022. Edmontonians were offered a mix of in-person and digital engagement opportunities to ensure as many voices as possible were heard. A Gender-based Analysis Plus (GBA+) process was also followed to help better understand the experiences and needs of diverse people and communities who are not often heard from.

The engagement process was supported by extensive communications tactics to enhance public awareness, education, inclusion and participation by people city-wide.

Refer to the project's website at edmonton.ca/districtplanning to read the What We Heard Report for a complete summary of the project's communication and engagement approach.

Internal Engagement Approach

Internal staff stakeholders at the City completed a technical review of all 15 district plans and the District Policy to identify errors in text and mapping content, as well as provide input on the clarity of policy content and usability. Staff also undertook a technical review of all geographic plans proposed to be retained, repealed or amended to identify any policy gaps in content transferred to the district plans and to provide feedback on the project's proposal to retire or change plans.



What's Changed

Changed: Geographic Plans Proposed to Keep, Change or Retire

The proposed 15 district plans will eventually replace most of Edmonton's hundreds of existing geographic plans, many of which are either dated or do not align with The City Plan's long-term planning direction. As part of the District Planning project, Administration is creating a list of these geographic plans that are proposed to be kept, changed or retired. An initial list was shared in 2022.

On September 27, 2022, the project team received a motion from City Council's Urban Planning Committee, directing Administration to review the Area Redevelopment plans proposed to be kept, as well as develop options to further align these plans with The City Plan. **In response to this motion, changes have been made to the list of recommended geographic plans to keep, change and retire to better align with The City Plan's long-term vision.**

Geographic plans are documents that guide how a neighbourhood or area of the city is to be developed or redeveloped. They are often statutory and the most common examples are:

- + Area Redevelopment Plans (ARPs),
- + Outline Plans (OPs),
- + Area Structure Plans (ASPs),
- + Neighbourhood Structure Plans (NSPs), and
- + Neighbourhood Area Structure Plans (NASPs).

The table below summarizes all changes to the list of plans and provides a rationale for the change in recommendation:

Geographic Plan and District	2022 Proposal	2023 Proposal	Reason for Change
Clareview Town Centre NASP Northeast District	Keep	Retire	Active rezonings were happening at the time of the initial decision to keep the plan, but now that rezoning is complete, relevant policies can be retained in the Northeast District Plan. Retiring this plan will bring the area in closer alignment with The City Plan Major Node expectations.



Geographic Plan and District	2022 Proposal	2023 Proposal	Reason for Change
<p><u>Gorman Community Concept Plan</u> Northeast District</p>	Keep	Retire	<p>The Concept Plan was created to guide the future planning for the Gorman neighbourhood and development of a Neighbourhood Structure Plan for the area. The Gorman NSP is now in effect and includes direction from the Concept Plan, therefore the Concept Plan has served its purpose and it can now be repealed.</p>
<p><u>Jasper Place ARP</u> Jasper Place District</p>	Keep	Retire	<p>The majority of policies contained in the McKernan-Belgravia, 104 Corridor and Jasper Place ARPs are reflected in the District Policy. Retiring these ARPs will further align them with The City Plan, as well as the nodes and corridors policies in the District Policy, to support development opportunities similar to other districts in Edmonton.</p>
<p><u>McKernan/ Belgravia Station ARP</u> Scona District</p>	Keep	Retire	
<p><u>104 Avenue Corridor ARP</u> Central District</p>	Keep	Retire	<p>A number of key policies from the ARPs will be kept within the Area-Specific Policy Tables within the Scona, Jasper Place and Central District Plans to provide planning direction for these areas' mobility network, street design, density and height development.</p>
<p><u>Central McDougall/ Queen Mary Park ARP</u> Central District</p>	Keep	Change	<p>Many of the policies in the plan area are redundant to policies contained in the Central District Plan. Recent planning work in the southern portion of the plan area to activate an urban village remains important and will be contained in an amended version of the ARP.</p>



Geographic Plan and District	2022 Proposal	2023 Proposal	Reason for Change
<u>Urban Design Strategy for Rossdale</u> Central District	Keep	Retire	These non-statutory planning documents are dated. They were used to inform the creation of the <u>Rossdale ARP</u> and <u>River Crossing Business Plan</u> which are more closely aligned with The City Plan and continue to provide planning direction for the Rossdale neighbourhood. No policy direction is being retained in the district plan.
<u>West Rossdale Urban Design Plan</u> Central District	Keep	Retire	
<u>Rossdale Low Density Infill Housing Residential Design Guidelines</u> Central District	Keep	Retire	
<u>Cloverdale Low Density Infill Housing Residential Design Guidelines</u> Southeast District	Keep	Retire	These non-statutory planning documents include dated planning guidance and directions for the area. Retiring these plans will bring the area in closer alignment with The City Plan. No policy direction is being retained in the district plan.
<u>Urban Design Strategy for Cloverdale</u> Southeast District	Keep	Retire	
<u>River Valley Development Project – RF3 Architectural Guidelines</u> Southeast and Central Districts	Keep	Retire	This non-statutory planning document includes outdated planning direction that the current and future Zoning Bylaw supersedes. The direction on the 1:100 flood plain has also been superseded by the Province of Alberta. No policy direction is being retained in the district plan.
<u>Ellerslie NSP</u> Ellerslie District	Retire	Keep	The Ellerslie NSP will be retained to provide context for the redevelopment of Wernerville and because the plan area is not yet fully zoned or developed.



Geographic Plan and District	2022 Proposal	2023 Proposal	Reason for Change
Ellerslie ASP Ellerslie District	Change	Keep	The Ellerslie ASP will no longer be amended. It was determined that the northwest industrial portion of the Ellerslie ASP and the Ellerslie NSP are still required to guide development in the area.
Edmonton North ASP Northwest District	Change	Keep	This ASP was originally identified for amendment to reflect the repeal of Mayliewan, Ozerna, Lago Lindo and Belle Rive NSPs in 2021. However, it was since determined that this ASP was already amended to reflect these repeals (Bylaw 19726).
Palisades ASP Northwest District	Change	Keep	This ASP was originally identified for amendment to reflect the repeal of Cumberland and Oxford NSPs in 2021. However it was since determined that this ASP was already amended to reflect these repeals (Bylaw 19726).

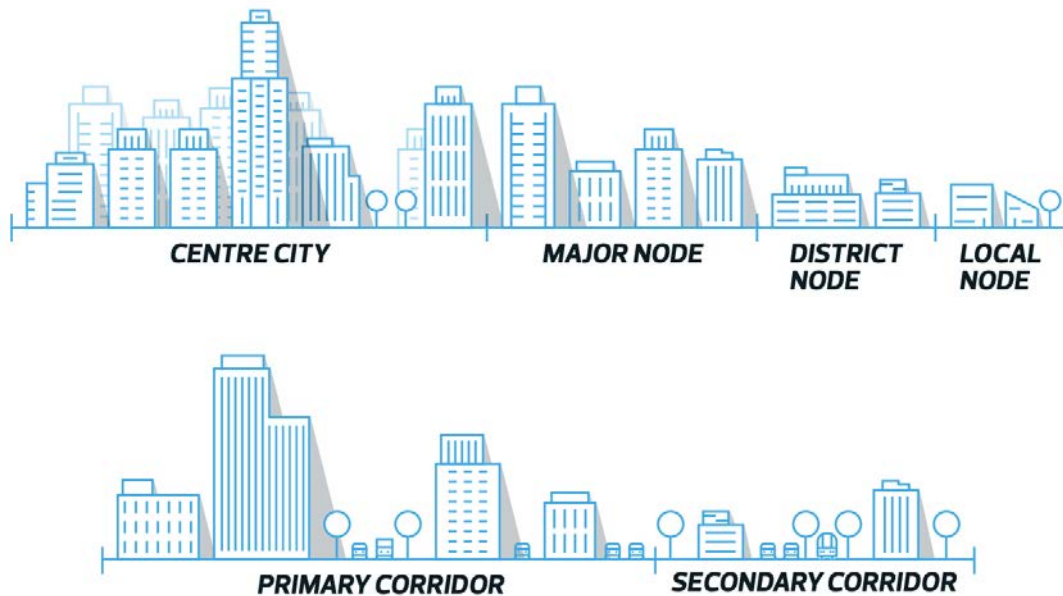
Changed: Node and Corridor Building Height and Location Direction

During the project’s public engagement period in 2022, participants indicated that policies were unclear on what size of buildings are expected within nodes and corridors. Several policy and map changes were made to remove ambiguity and clearly support specific building sizes in specific locations throughout the nodes and corridors. These updates intend to respond to changing market conditions and provide a greater level of certainty for residents, landowners and developers on what type of development is supported and where. The various changes are described in more detail below.

What are Nodes and Corridors?

Nodes are centres of activity of different shapes and sizes that feature a variety of housing types, gathering places, a mixture of land uses and affordability. There are three types: Major Nodes, District Nodes and Local Nodes. Centre City is also a type of Node.

Corridors are places for movement, living and commerce that are anchored by the mobility system and well connected to surrounding communities. There are two types: Primary and Secondary Corridors



Removed: Node and Corridor 1.25 Million Intensification Areas

District plans and the District Policy no longer include policy or map direction on Intensification Areas within the nodes and corridors. The removal of Intensification Areas intends to provide a greater focus on the nodes and corridors as a whole. This change aims to reduce ambiguity about where certain building height ranges are expected to occur and make it clear that development will be considered throughout nodes and corridors. Support and non-support for a particular development application will depend on how the application aligns with the overall policy direction in statutory plans.

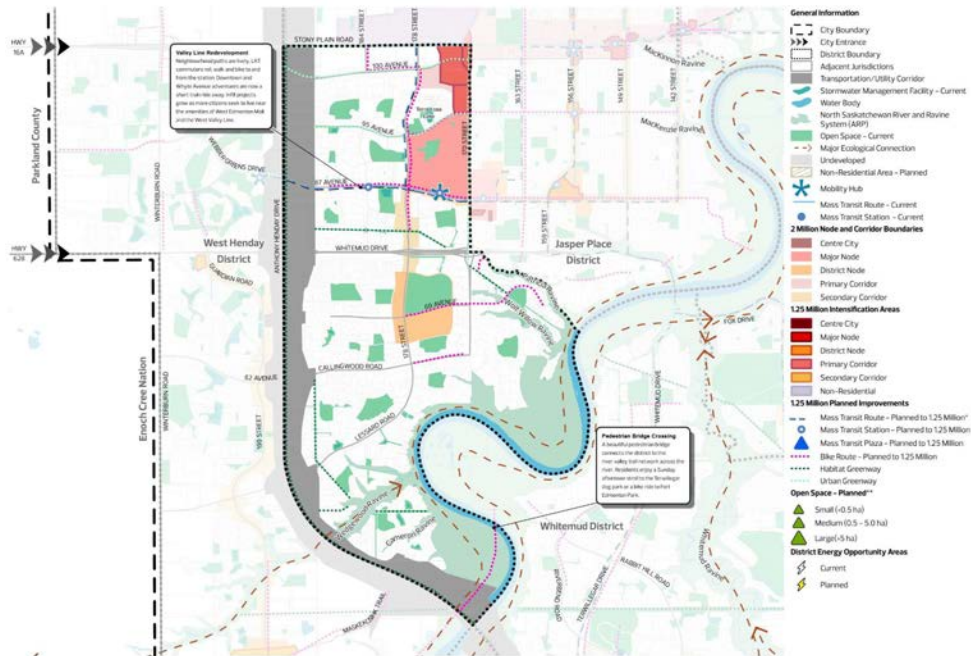
Intensification Areas were subareas located within the nodes and corridors where the City welcomed and expected growth and intensification to happen from now until Edmonton reaches 1.25 million people.

Priority Growth Areas (previously called Priority Nodes and Corridors) are separate from Intensification Areas. Intensification Areas provide guidance for private development, whereas Priority Growth Areas provide guidance on where the City intends to invest to support growth. Priority Growth Areas will continue to be used in district plans to provide this guidance. For more information, see the [‘Adjusted and Clarified Managing Growth Content’](#) section below.

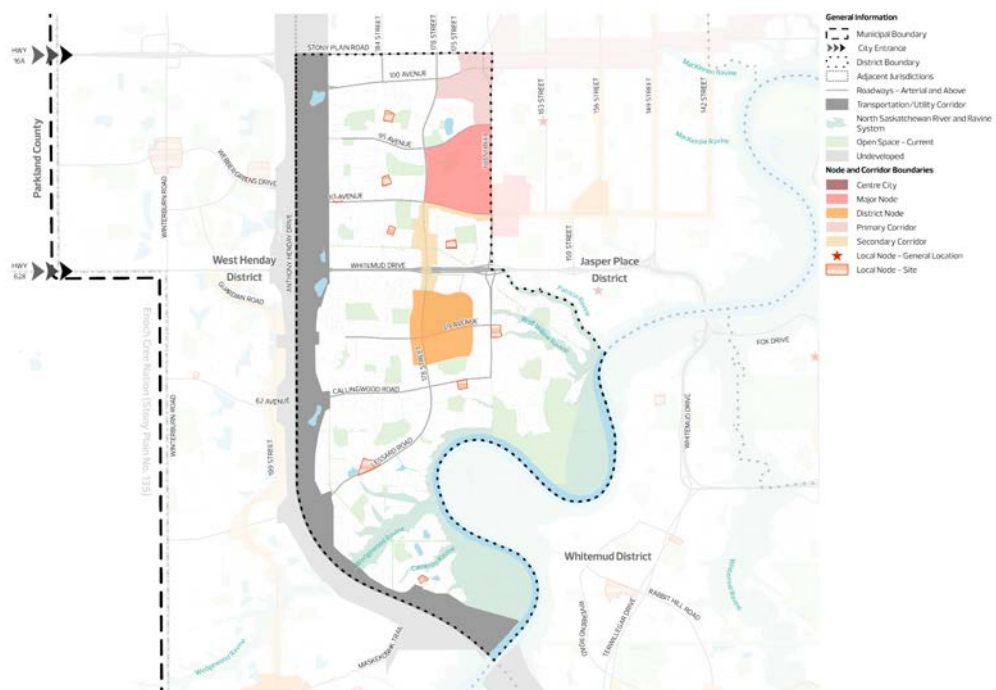


The 'Direction to 1.25 Million' map in each district plan has been changed to the 'Node and Corridor' map to reflect the removal of Intensification Areas. This Node and Corridor map now has a simpler appearance with a greater focus on the node and corridor boundaries.

Direction to 1.25 Million map
2022 Draft
 (From West Edmonton District Plan)



Node and Corridor map
2023 Draft
 (From West Edmonton District Plan)





Added: “Tall High Rise” Category

A ‘tall high rise’ category has been added to the District Policy. Policy has been created to direct where the tallest buildings will be supported within the nodes and corridors. District plans now divide building height into five categories (from four categories):

- Small Scale (up to 3 storeys)
- Low Rise (4 storeys)
- Mid Rise (5-8 storeys)
- High Rise (9-20 storeys) - *CHANGED*
- Tall High Rise (21+ storeys) - *NEW*

This change was made to address feedback that indicated that the original High Rise category (9+ storeys) was too broad. Adding a new height category recognizes that areas suitable for a 9-20 storey building may not be suitable for taller buildings, which are more typical in places such as Centre City.

Changed: Policies on Building Height and Location

Node and corridor policies have been changed in two ways. First, they clearly support development in the entire node and corridor area, rather than in certain sub-areas only. Second, they direct taller buildings to sites along major roadways and near mass transit stations. While the use of mass transit stations for this guidance was also used in the previous version of district plans, the use of roadway types is a new addition. The results of these changes are summarized in the table below. These changes provide more opportunities for development.

Scenarios with an orange checkmark and asterisk (✓*) in the table below have additional policies that guide building height based on proximity to mass transit stations and different roadway types (Principal, Arterial, Collector).

- ✓* = Supported in specific locations
- ✓+ = Supported in more locations than in 2022
- ✓ = Supported everywhere

District Plan Version	Low Rise (4 storeys)		Mid Rise (5-8 storeys)		High Rise (9-20 storeys)		Tall High Rise (21+ storeys)	
	2022	2023	2022	2023	2022	2023	2022	2023
Centre City		✓	✓*	✓	✓*	✓+	✓*	✓+
Major Nodes		✓	✓*	✓	✓*	✓+	✓*	✓+
District Nodes		✓	✓*	✓+	✓*	✓+	✓*	
Local Nodes	✓*	✓	✓*	✓+				
Primary Corridors		✓	✓*	✓	✓*	✓+	✓*	✓+
Secondary Corridors	✓*	✓	✓*	✓+				



See an example of how the new (2023) building height and location policies work below.

2023 Policies from Major Nodes Section of the District Policy

1. Support Low Rise and Mid Rise development throughout Major Nodes.

*Low Rise and Mid Rise are **✓ Supported everywhere** in Major Nodes.*

2. Support High Rise development within Major Nodes

- a. along Principal Roadways and Arterial Roadways, or
- b. where site size and context allow for appropriate transition to surrounding development and where adequate site access can be provided.

*High Rise is **✓+ Supported in more locations** in Major Nodes. High Rises must meet one of two conditions from Policy 2 (see left) to be supported. Support for locating along Principal and Arterial Roadways is a new addition since 2022.*

3. Support Tall High Rise development along Principal Roadways and Arterial Roadways within Major Nodes where site size and context allow for appropriate transition to surrounding development.

*Tall High Rise is **✓+ Supported in more locations** in Major Nodes, but an application must meet **both** the conditions from Policy 3 (see left) to be supported. Support for locating along Principal and Arterial Roadways is a new addition since 2022.*



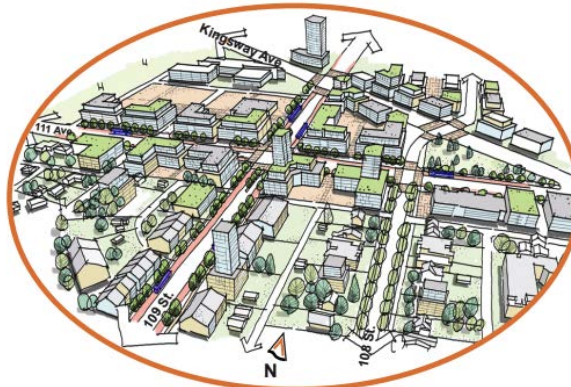
Update: 'Vision at 2 Million' Map Illustrations

The 'Vision at 2 Million' illustrations in each district plan was updated to reflect the new policy guidance for building height and location. These illustrations remain conceptual ideas of what each district may look like at the two million population threshold, but the height of some conceptual buildings have been increased to reflect the more permissive policy guidance.

2022 Draft
(from Central
District Plan)



2023 Draft
(from Central
District Plan)



Added: More Commercial Frontage Areas

The District Policy provides planning direction in the form of policy statements. These statements begin with an action verb which describes the expected outcome from a new rezoning, development or infrastructure project. The latest version of the District Policy includes a policy language revision used in the Commercial Frontage policy, which directs where ground-floor commercial uses should be located within a node or corridor. This policy changed from 'Require' ground-floor commercial uses to 'Encourage' ground-floor commercial uses.



This Commercial Frontage policy change was made in response to public and internal stakeholder concerns about the unintended consequences of requiring ground-floor commercial space if the market is unable to absorb the additional commercial space. By changing the policy verb to 'Encourage,' it allows more flexibility in the development process to respond to dynamic market needs.

The flexible policy language allows the Commercial Frontage designation to be applied to more areas on the Land Use Concept Map.

Unintended consequences of requiring ground-floor commercial uses may include:

- + Vacant storefronts
- + Decreased housing affordability
- + Developers forgoing new housing projects

New Commercial Frontage area additions were informed by:

- + Existing Plans in Effect that 'encourage' pedestrian shopping streets or street-oriented commercial ground-floor uses
- + Commercially zoned sites that were within the Main Streets Overlay and adjacent to existing Commercial Frontage areas
- + Surrounding context of existing Commercial Frontage areas

Adjusted and Clarified: Managing Growth Content

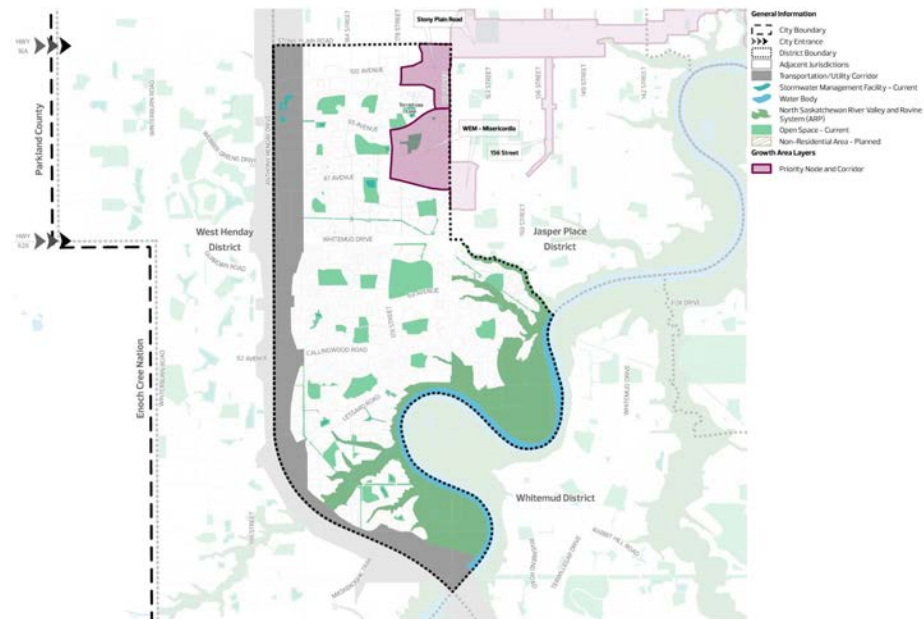
The 'Managing Growth' section (Section 3.1) in the district plans clarifies the role the City of Edmonton will play in supporting the district's development and growth to the 1.25 million population horizon. This change is in response to public and internal feedback around the lack of clarity on how the City intends to invest to support growth in nodes and corridors. Feedback also expressed the importance of seeing where planned infrastructure improvements overlap with Priority Growth Areas.

Priority Growth Areas were previously called 'Priority Nodes and Corridors' in the district plans. The name was changed to 'Priority Growth Areas' to better align with existing language in The City Plan and the Growth Management Framework project. Priority Growth Areas were determined by the Growth Management Framework, a separate City project. For more information on how they were identified, please refer to [Growth Management Framework June 14, 2022 Urban Planning Committee report](#).

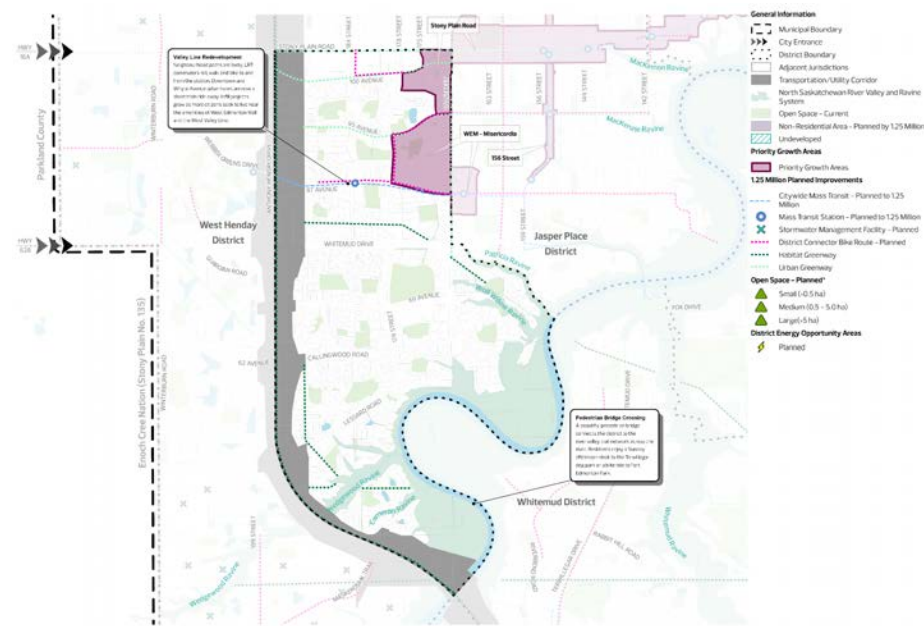


Section 3.1 now describes how the district will grow and change and what role the City will have in managing and investing in its growth. This section also introduces Priority Growth Areas and includes a map (Managing Growth to 1.25 Million) which shows some planned infrastructure improvements the City intends to lead and identifies any Priority Growth Areas within the district. Not all planned infrastructure improvements are shown on this map. Specific projects, programs and activities planned for the districts are outlined in the City of Edmonton budget, other planning documents and new programs.

**Growth Activation map
2022 Draft**
(From West Edmonton District Plan)



**Managing Growth to
1.25 Million map
2023 Draft**
(From West Edmonton District Plan)



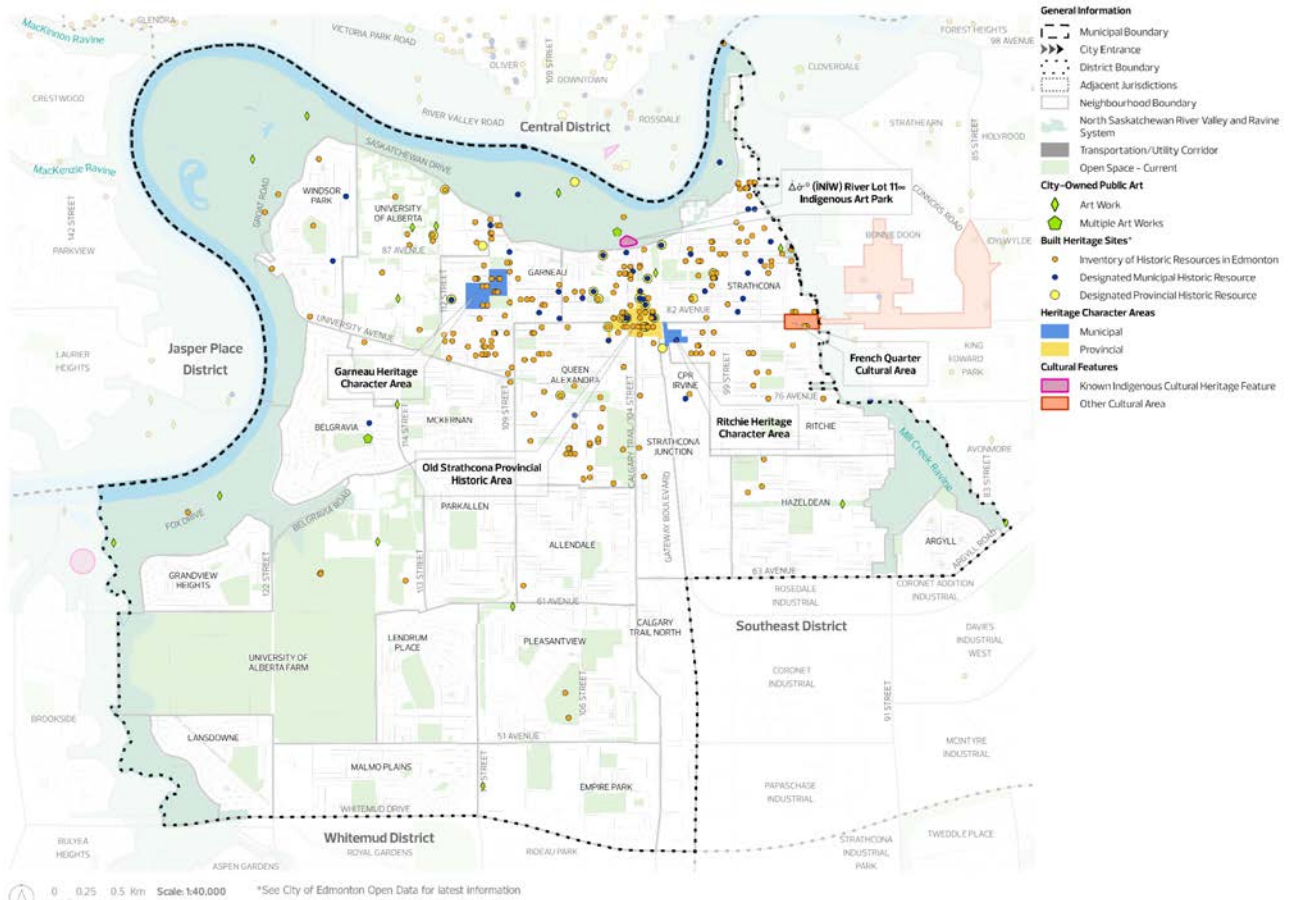


Improved Representation: District Heritage and Culture

During the project's public engagement period in 2022, Edmontonians highlighted the opportunity to better represent the heritage and culture of each district. While the project team experienced some technical limitation on mapping updates, several changes were made to improve heritage and culture representation in each district:

- + Land Acknowledgements in all plans were updated to reflect the Indigenous ward name in each district, as well as the origin of each name.
- + Public art locations across the city were added to the Heritage and Culture maps.
- + Feedback Edmontonians shared about the districts' unique history and features was used to update the district plans' Section 2: 'District Context', which summarizes historical events that shaped each district's social, physical and development contexts.

Heritage and Culture map 2023 Draft (From Scona District Plan)





Clarified: Relationship between District Plans and Other Plan Types

Edmontonians indicated there was a lack of clarity about how different planning documents work together. Section 1.2: ‘Authority and Relationship to Other Plans’ in the district plans and District Policy has been simplified to clearly describe the relationship between district plans, the District Policy and other statutory geographic plans such as Area Redevelopment Plans, Area Structure Plans or Neighbourhood Structure Plans. The clarified relationship is summarized below:

	Relationship
Areas with only a district plan	<ul style="list-style-type: none"> • The district plan and the District Policy will guide rezoning, subdivision, and development permit decisions.
Areas with a district plan and an existing statutory plan	<ul style="list-style-type: none"> • The existing statutory plan will guide rezoning, subdivision and development permit decisions. • Amendments to the existing statutory plan will be guided by direction in the district plan and District Policy. • The planned density targets established in the existing statutory plan will be maintained to ensure consistency with the Edmonton Metropolitan Region Growth Plan.

The creation of new statutory plans will be guided by the District Policy and the district plan in effect.



Improved: District Plan Document Usability

The functionality and readability of the District Planning documents emerged as major themes during public engagement. The district plans and the District Policy include several content and formatting changes to improve clarity and usability for a variety of audiences and users. These changes are summarized below.

Improved: Map Readability and Navigation

A significant number of changes were made to a variety of map layers and symbology to help improve their usability. Engagement feedback requested map improvements to help readers distinguish between the district plan map features and locate specific parcels of land easier. Some notable changes include but are not limited to:

- + **Map Colour Changes:** Changing the colours of map features to help distinguish them from each other and improve accessibility for users with colour blindness.
- + **Map Symbol Changes:** Adjusting the line widths of map features so they can be seen and distinguished when nearby or overlapping with each other.
- + **More Map Labels:** Additional road labels, landmark callouts and unique features have been added to all maps to improve wayfinding and map navigation.
- + **Redesign for Simplicity:** Map complexity has been improved by reducing the number of map features shown and using more consistent map feature names in the legends.

Redesigned: Area-Specific Policy Section

The Area-Specific Policy Section lists additional or exceptional policies, as well as other geographic plans and tools to consider when making planning decisions for specific areas of the district. Public feedback indicated finding relevant policy information in this section was difficult for most users.

Changes to the Area-Specific Policy section include:

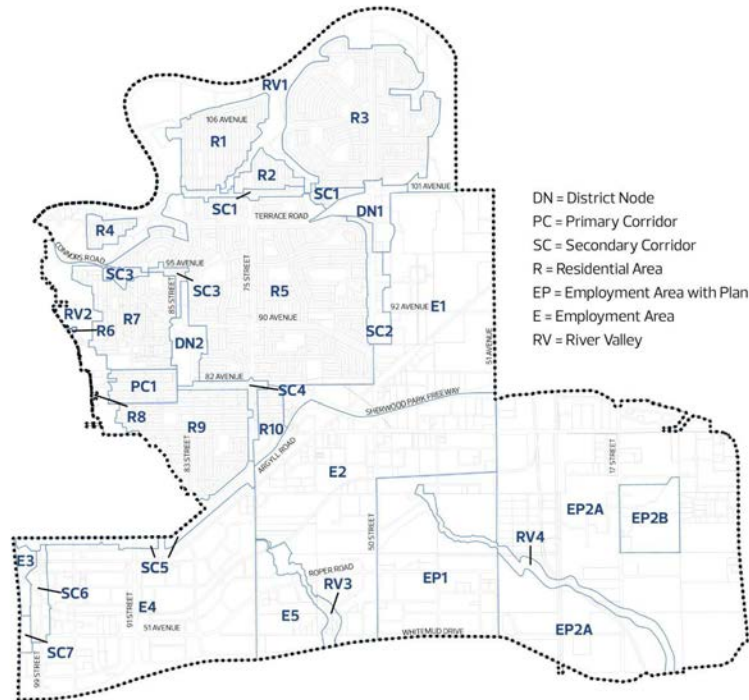
- + **Simplified introductory instructions:** Text now uses bullet points and steps instead of paragraph form to clearly outline how the user can find relevant policy information.
- + **Redesign of the Area-Specific Policy map:** This map now shows the plans in effect and only identifies areas with additional or exceptional policies instead of dividing up the entire district. This map is not a zoning map.

The Area-Specific Policy section was previously named 'District-Specific Policy Guidance.' This section has been renamed to 'Area-Specific Policy' to clearly communicate that these policies apply to specific areas within the district.

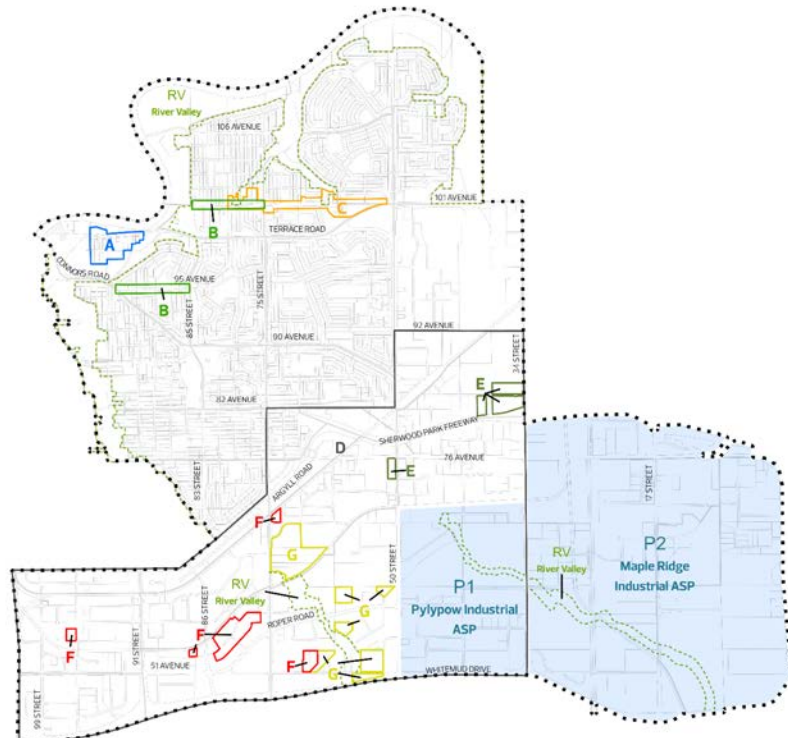


- + **Simplified Area-Specific Policy Table:** As a result of this new map design, each policy is only listed once and any additional maps are now found next to the policy for simpler navigation and to reduce repetition.

**Figure 4.1: Southeast Subarea
Figure for District Specific
Policy Table Reference**
2022 Draft
(From Southeast District Plan)



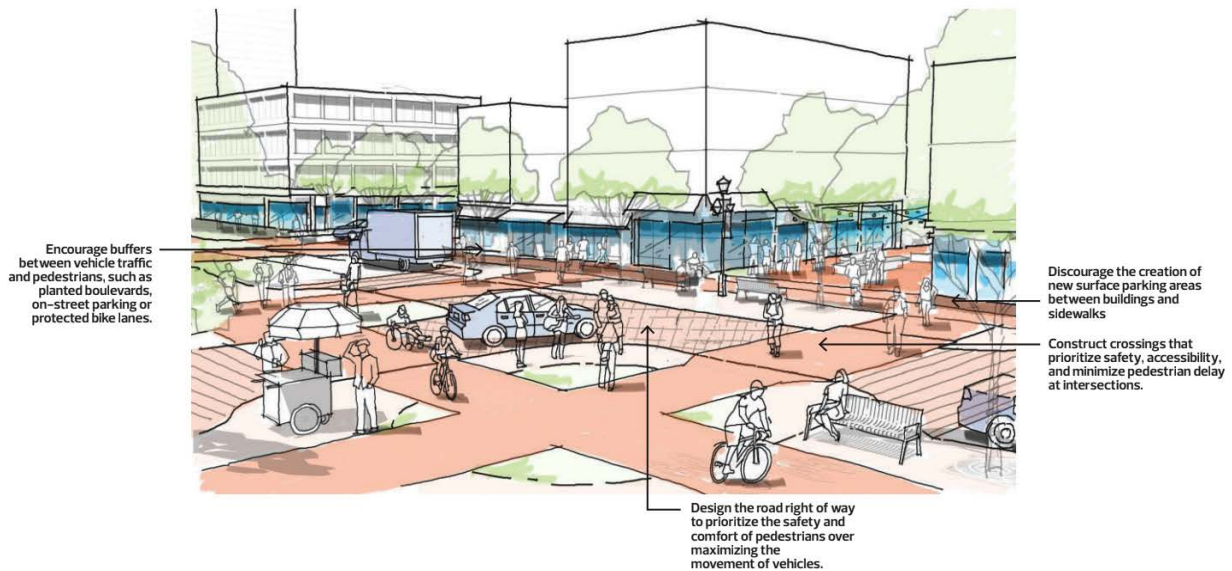
**Map 11: Area-Specific Policy
Subareas**
2023 Draft
(From Southeast District Plan)





Added: District Policy Illustrations

The District Policy now includes illustrations to help explain examples of technical policies to improve policy interpretation. These illustrations are intended to help readers visualize how a particular area or site may be subject to a number of different policies. For example, the illustration below provides a visual example of the Pedestrian Priority Area policies.



Improved: Document Formatting

All documents now include footnotes to help the reader navigate between the different document sections and chapters. The District Policy also includes margin notes to help the reader understand how the policy sections connect to the district plan content. These margin notes include references to the district plan maps and include any applicable map symbols to help readers connect concepts between the two documents.

Usability feedback also identified that separating the district plan maps from their associated descriptions made it hard for readers to navigate the document as they needed to frequently navigate back and forth throughout the document. The district plan maps now follow their respective supporting descriptions to improve the document functionality and narrative flow of the district plan content.



Simplified: Language and Writing Style

The district plans and District Policy text have been updated to clarify how both documents should be used together. These changes are summarized below:

- + **Use of plain language:** Plain language was used wherever possible and additional glossary terms were added to help explain technical planning concepts.
- + **Use of bullet points:** Large text paragraphs now use bullet points to provide a visual hierarchy.
- + **Addition of hyperlinks:** References to specific district plan sections or other planning documents now include hyperlinks to assist user navigation across the documents.

Updated: Technical Information

Various pieces of technical information were updated or corrected as more up-to-date information became available, including:

- + **2021 Census Data:** Existing and anticipated population and employment numbers were updated to reflect new data from the 2021 Federal Census.
- + **Updated Source Data:** The source data for several map layers (like water bodies) was updated to the most recent information.
- + **Land Development Application (LDA) Updates:** District plans now reflect information from City Council-approved LDAs such as rezonings or new developments that have occurred since the time of plan or map development to January 2023.
- + **Errors and Omissions:** Several errors and omissions in the maps and text were fixed.
- + **Population Horizon:** The population horizon for some map layers was clarified. For example, 'District Connector Bike Route to 1.25 Million' was changed to 'District Connector Bike Route - Planned' as the 'to 1.25 Million' did not apply in this case.
- + **Removed Data:** Several types of information were removed entirely from district plan maps, including 'Open Space Gap', 'Mass Transit Plazas' and the three different types of 'Mobility Hubs'. This information was determined to be incorrect or better suited for other types of plans.



Summary of Individual District Plan Changes

Changes to individual district plans were made in response to public and internal engagement factors. A summary of these changes are listed below, and grouped by district:

Types of Changes:

- + **District Context Section Updates:** The District Context sections of district plans were updated to reflect local knowledge shared during engagement.
- + **Node and Corridor Boundary Adjustments:** Some district plans had their node or corridor boundaries adjusted to bring these areas in closer alignment with The City Plan and their development contexts.
- + **Plans in Effect Status Changes:** Changes to the list of plans proposed to be kept, changed and retired since public engagement in 2022 are summarized here by district. See '[Changes to the Plans Proposed to Keep, Change and Retire](#)' section above in this document for more information.
- + **Added Policies:** Several district plans include policy or map additions to their area-specific policy sections to reflect proposed plan repeals.
- + **Removed Policies:** Policies which are addressed by existing City processes or the zoning bylaw have been removed from the area-specific policy sections.
- + **Updated Policies:** district plans that include policies from plans proposed for retirement were updated to bring the policy language in closer alignment to the original plan.

Central District

- + **Added Policies** – New policies to support the proposed plan repeal of 104 Avenue Corridor ARP
- + **Plan Status Changes** – The 104 Avenue Corridor ARP is now proposed to be retired and the Central McDougal / Queen Mary Park ARP is proposed for amendment
- + **Removed Policies** – Policies related to the Oliver and Riverdale ARPs
- + **Updated Policies** - Policies related to the West-Ingle ARP's Westmount Architectural Heritage Area

Districts with No Significant Changes

The following district plans had no significant changes:

- + 118 Avenue
- + Horse Hill
- + Northwest
- + Rabbit Hill
- + West Edmonton
- + West Henday



Ellerslie District

- + **Secondary Corridor Boundary Adjusted** – The Ellerslie Road Secondary Corridor boundary was adjusted to include all parcels within Wernerville that front onto Ellerslie Road.
- + **Plan Status Changes** – The Ellerslie NSP is now proposed to be kept and the Ellerslie ASP is no longer proposed for amendment
- + **Policy Updates** - Minor modifications to policies from the Calgary Trail Land Use Study

Jasper Place District

- + **Plan Status Change** – The Jasper Place ARP is now proposed to be retired

Mill Woods and Meadows District

- + **District Context Updates** – To recognize the significance and history of the area's multicultural places of worship and the Beaver Hills moraine
- + **District Node Boundary Adjusted** – The Meadows North District Node boundary was extended to the west to include the full extent of the large shopping area in Tamarack
- + **Policy Updates** - Minor modifications to policies from the Calgary Trail Land Use Study

Northeast District

- + **Plan Status Changes** – The Clareview Town Centre NASP and Gorman Community Concept Plan are now proposed to be retired
- + **Added Policies** – To support the proposed plan repeal of Kennedale Industrial ASP, Ebbers NASP and Clareview Town Centre NASP
- + **Removed Policies** – Policies relate to the Hollick-Kenyon NSP

Scona District

- + **Major Node Boundary Adjusted** - The University-Garneau Major Node boundary was expanded slightly further west along the block face of 87 Avenue from 117 Street to 118 Street in Windsor Park
- + **Plan Status Changes** – The McKernan / Belgravia Station ARP is now proposed to be retired
- + **Secondary Corridor Boundary Adjusted** - The 114 Street Secondary Corridor boundary was extended eastward from 114 Street approximately mid-block to 113 Street south along University Avenue to reflect higher intensity development previously contained in the McKernan/Belgravia Station ARP
- + **Secondary Corridor Boundary Adjusted** - The 114 Street Secondary Corridor boundary was reduced to remove two areas: between 115 Street and 119 Street immediately south along University Avenue and west of 114A Street to 116 Street south of 72 Avenue
- + **Policy Updates** - Minor modifications to policies from the Calgary Trail Land Use Study

Southeast District

- + **Secondary Corridor Boundary Adjusted** – The 95 Avenue Secondary Corridor was expanded north up to 97 Avenue to include the land around the Strathearn LRT stop



Southwest District

- + **Policy Updates** - Minor modifications to policies from the Calgary Trail Land Use Study

Whitemud District

- + **Policy Updates** - Minor modifications to policies from the Calgary Trail Land Use Study

What Did Not Change

Over 4,500 individual comments were received and reviewed as part of public engagement and internal engagement with City staff. Although these comments led to many district plan and District Policy changes, some were not addressed due to:

- + **City Plan direction:** Comments proposing changes to items The City Plan directs did not change. For example, node and corridor designations, as well as district boundaries, were pre-determined by The City Plan in 2019. These changes are not within the scope of the District Planning project.
- + **Operational changes:** Feedback proposing changes to the City's operational service levels was not actioned. Policy documents provide vision and direction for the future of Edmonton rather than guiding the City of Edmonton's daily operational services. Examples of operational comments include 'improve snow clearing' or 'dedicate more resources to fixing potholes'.
- + **Creating new policy guidance:** New policy ideas could not be incorporated. All policies in the District Policy and district plans originate from, or are supported by, existing planning documents. Determining new policies for specific areas of the city is not within the scope of the District Planning project. However, these comments have been recorded and may inform future city planning projects.

Next Steps

Next steps for the District Planning project include:

- + Preparing for ADVISE-level public engagement on the revised drafts from October 23 to December 1, 2023.
- + The District Planning project will provide an update to City Council's Urban Planning Committee (tentatively) on December 5, 2023 and the project is expected to go to public hearing in 2024.



Share Your Thoughts

The next phase of public engagement will be from October 23 to December 1, 2023. For regular project updates, please visit edmonton.ca/districtplanning, call 311 or contact the project team by email at districtplanning@edmonton.ca.

Edmontonians can receive monthly updates about the district planning project and related city-building projects by signing up for **The City Building** newsletter.