



This document summarizes the significant changes made to the draft District Policy and 15 district plans following the District Planning project's Advise-level public engagement, internal staff technical circulation and an Urban Planning Committee meeting on December 5, 2023. It also outlines the changes made as a result of recent recommendations for rezoning and decisions made by the Council during public hearings.

Read the Phase 3 What We Heard/What We Did Report on the [project's website](#) for a summary of the public engagement activities that took place from October 23 to December 3, 2023, the feedback received and how that feedback was used to inform final changes to the draft Policy and plans.

Urban Mix Policy Changes

The following policy was added to the Urban Mix policies in the District Policy:

2.5.2.6 Consider additional height in locations that meet at least two of the following criteria:

- *In a Node or Corridor Area or within 100 metres of a Node or Corridor Area.*
- *Within 400 metres of a Mass Transit Station.*
- *Along an Arterial Roadway or a Collector Roadway.*
- *At a corner site.*
- *Adjacent to a park or open space.*
- *Adjacent to a site zoned for greater than Small Scale development.*

This policy considers taller buildings throughout the residential areas and most nodes and corridors designated Urban Mix (see Map 4: Land Use Concept to 1.25 Million in the District Plan) where development meets the criteria. This helps the District Policy better align with The City Plan's direction to "enable ongoing residential infill to occur at a variety of scales, densities and designs within all parts of the residential area."

Recent rezoning applications that informed this policy addition:

- + [Bylaw 20384](#) (Windsor Park)
- + [Bylaw 20687](#) (Prince Rupert)
- + [Bylaw 20745](#) (Wihkwêntôwin)
- + [Bylaw 20761](#) (McKernan)

Node and Corridor Changes

Policy Changes

- + Added proximity to a mass transit station as a location factor in the node policies to strengthen the connection between node development and mass transit, and allow for more development opportunities in the nodes. In the 2023 drafts, this factor was exclusive to corridor policies.

Map Changes

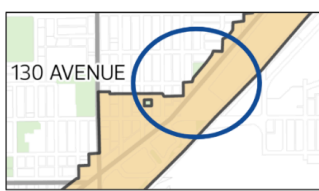
- + Removed the dark boundary line from the nodes and corridors from all maps.
- + Added mass transit stations to Map 3: Nodes and Corridors to assist with node and corridor policy interpretation.

Local Node Changes

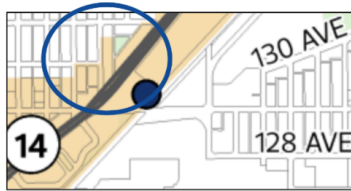
- + Removed Local Nodes from all maps.
- + Updated the Local Node description to provide guidance on where a Local Node should be considered for Land Development Application decisions now that Local Nodes are no longer mapped.

Node and Corridor Area Changes

1. All node and corridor areas have been reviewed and adjusted such that parcels are not split in half by linework and node and corridor boundaries in areas with cul-de-sac road networks are consistent across all districts.
2. Portions of parks, storm ponds and utility corridors are now included in Secondary Corridors to align with the mapping approach for other nodes and corridors.
3. The following Secondary Corridor boundaries have been expanded near the mass transit stations to carry forward policy direction from the Transit-Oriented Development Guidelines:
 - + **Fort Road Secondary Corridor** in Belvedere (Northeast District).
 - + **Whyte Avenue/75 Street Secondary Corridor** in King Edward Park (Southeast District).
 - + **156 Street Secondary Corridor** in Meadowlark Park (Jasper Place District).
4. The **Stony Plain Primary Corridor** in Glenora (Central District) was reduced to better align with The City Plan and local block pattern.
5. The **Garneau Major Node** in Garneau (Scona District) was reduced in response to community feedback and to align with the Whyte Avenue Primary Corridor. As a result, the **109 Street Secondary Corridor** has now been extended up to 80 Avenue to connect to the Major Node.



2023 Draft



2024 Draft

Fort Road Secondary Corridor

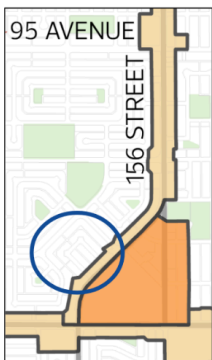


2023 Draft

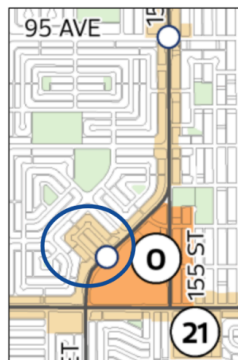


2024 Draft

Whyte Avenue/75 Street Secondary Corridor

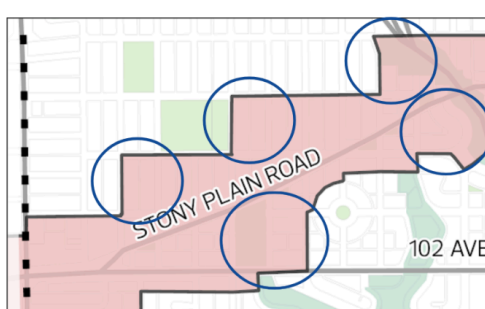


2023 Draft

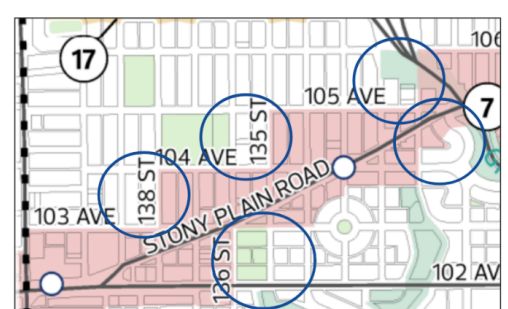


2024 Draft

156 Street Secondary Corridor

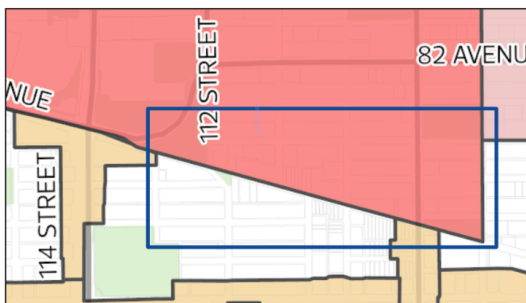


2023 Draft

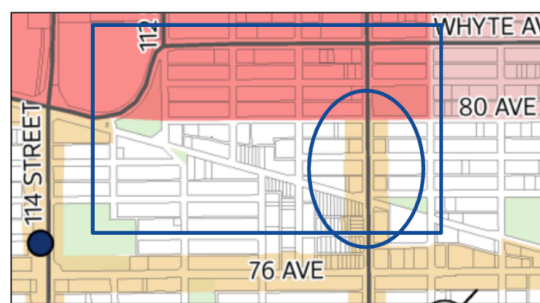


2024 Draft

Stony Plain Road Primary Corridor



2023 Draft



2024 Draft

Garneau Major Node and 109 Street Secondary Corridor

Technical Map Changes

Several changes have been made to the maps to align with current or upcoming City processes or projects, or to reduce District Plan map amendments in actively developing areas:

- + Maps no longer show small (< 3 hectares) planned parks in areas with an Area Structure Plan/Neighbourhood Area Structure Plan.
- + Removed BREATHE open space categories from Map 5: Open Spaces and Natural Areas to 1.25 Million map and replaced with simplified categories that are divided into publicly and privately-owned open spaces.
- + Publicly-owned parks shown on maps reflect those within the City's open space inventory.
- + Added schools and City-owned recreation centres to Map 5: Open Spaces and Natural Areas to 1.25 Million.
- + Pipeline corridors included in Area Structure Plans/Neighbourhood Area Structure Plans are shown as Urban Service prior to rezoning or subdivision Map 4: Land Use Concept to 1.25 Million.

Map 4: Land Use Concept to 1.25 Million in all District Plans reflects all approved Land Development Applications up to the end of 2023. The Urban Service land use category will be updated to conform with recent zoning changes following the approval of District Plans.

Usability + Accessibility Changes

Map Changes

- + Replotted the maps to optimize the space on the page to improve map readability.
- + Adjusted symbology of map layers to make the road/block structure more prominent and improve map navigation on the PDF maps.
- + Added more road labels and adjusted label placement for consistency across all maps.
- + Simplified each map by removing redundant map layers (e.g. Innovation Corridor).
- + Removed maps that did not have direct connections to the District Policy (e.g. Citywide Context map, Vision at 2 Million maps).
- + Removed the District Context: Assets and Development Considerations maps from the plans. Due to their dynamic nature, they risk becoming outdated in the plans and most of the map features do not connect directly to the District Policy. These maps will be available online as a supplementary information resource.
- + Developed a [digital map](#) of the nodes and corridors and the district boundaries, available on the [project website](#) prior to the public hearing (the boundaries are also available on [Edmonton Open Data](#)).

Document Changes

- + Simplified language throughout the district plans and District Policy, where possible.
- + Added visuals to explain how district plans relate to other plans in effect.
- + Added or updated District Policy illustrations to assist with policy interpretation.
- + Removed the 'Growth to 2 Million' section from each District Plan as the section caused confusion between the 1.25 and 2 Million population horizons, did not add value for policy direction and reiterated the City Plan direction.
- + Investigated merging the District Policy and district plan into one document to be available online as a user tool, where the District Policy and district plan(s) remain as separate bylaws.

Individual District Plan Changes

Changes to individual district plans were made in response to public and internal engagement factors. Below summarizes the significant changes made to the individual district plans that have a direct impact to the district's growth or development pattern:

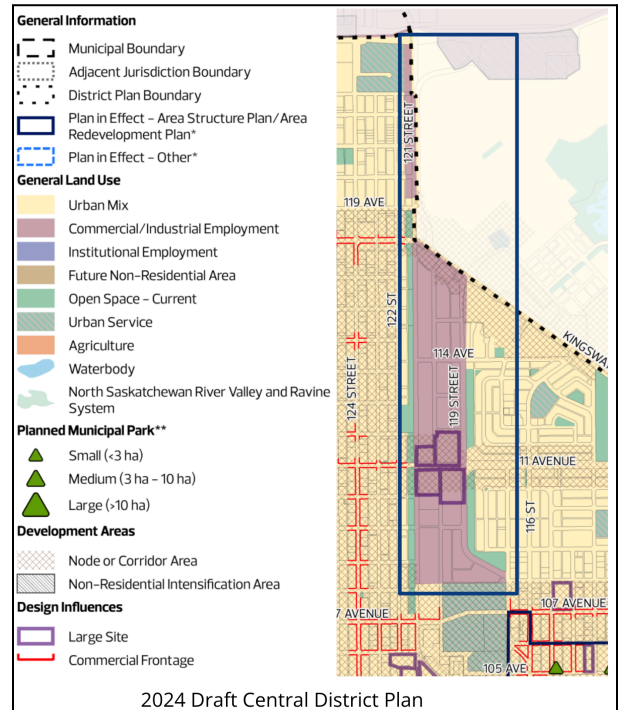
Central District Plan

Feedback from an internal technical review of Map 4: Land Use Concept to 1.25 Million indicated that lands located between 121 Street NW, 118 Avenue NW, 119 Street NW and 108 Avenue NW, should be identified as Commercial / Industrial Employment instead of Urban Mix.

This change more accurately reflects the:

- + Existing planning direction contained in the Central McDougall//Queen Mary Park Area Redevelopment Plan which supports medium and light industrial development for the lands south of 111 Avenue.
- + Current land use zoning for the area, which is primarily Medium Industrial Zone (IM) and Business Employment Zone (BE) under the new Zoning Bylaw.
- + Historical land use development pattern of the area, which supports Commercial / Industrial Employment. The existing land use development pattern separates industrial development from non-industrial lands by road right-of-way and buffers these with adjacent park open spaces to reduce potential land use conflicts, nuisance and risk.

Commercial / Industrial Employment continues to provide greater economic opportunity, diversity, activity and services to surrounding communities and within the overall Central District Plan, and allows for continued use of the BE and IM zones and their respective uses.



No other significant changes have been proposed to the remaining 15 district plans.

Minor text and policy adjustments have been made in response to feedback to other District Policy sections, and the Area-Specific Policy and other text sections of each individual District Plan. Please consult each individual district plan and the District Policy for these changes.

The 2022 and 2023 draft district plans and District Policy are available upon request by emailing districtplanning@edmonton.ca.

No changes have been suggested to the List of Geographic Plans Proposed to Keep, Change or Retire.