

District Planning Project

Edmonton

Information Booklet 2023

Districtplanning@edmonton.ca
edmonton.ca/districtplanning

"Districts contribute to a broader sense of community and shared purpose and include more compact and mixed-use development making it easier and more enjoyable to walk, bike and take transit. Districts provide places to work, gather and create, and a variety of natural and urban open spaces that are connected within and between districts."

Developing and providing amenities and services at a district level creates the potential for efficiency in transportation and access to daily needs. District level planning supports the development of communities where many things can be done in a specific area, rather than regular travel across the city for basic needs."

- The City Plan, page 95

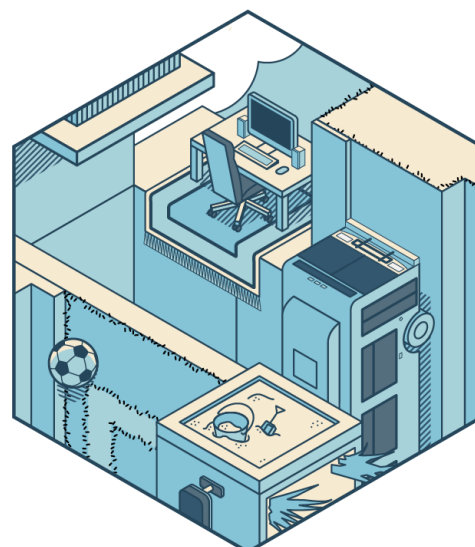
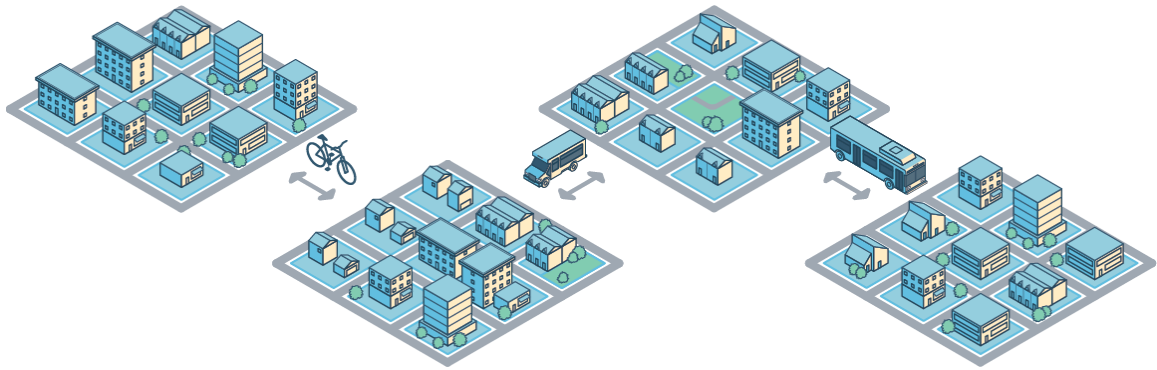


TABLE OF CONTENTS

1.	Project Profile	PG 3
2.	Project Timeline	PG 4
3.	Project Components	PG 5
4.	Frequently-Asked Questions	PG 8
5.	Stay Informed	PG 10
6.	Resources	PG 10
7.	Glossary	PG 11

PROJECT PROFILE

Edmonton is on its way to being a city of two million people. [The City Plan](#), built alongside thousands of Edmontonians, looks into the future and sets the direction for how our city will grow and change to create a healthy, urban, climate-resilient home for one million more. Deliberate change is required—and the District Planning project will support one of The City Plan's transformative priorities of making Edmonton a Community of Communities.



Community of Communities

A 'Community Of Communities' is about making big city life feel less anonymous and more personal. It's about welcoming new residents and developing housing, recreation, schools and employment in all of our districts that can be better accessed through all forms of transportation. Community of Communities is one of The City Plan's Big City Moves which aims to achieve:

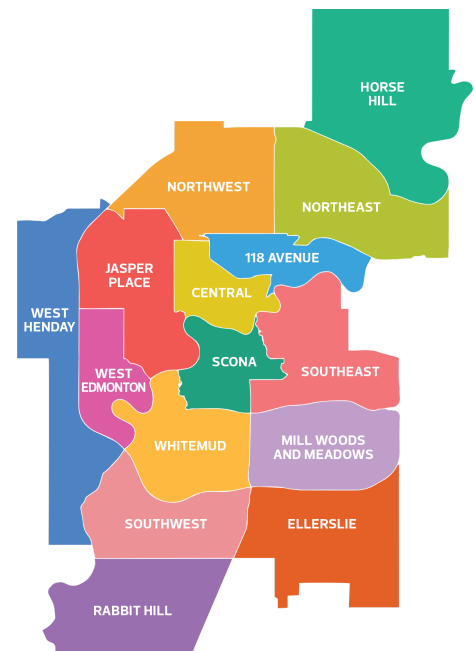
- + 50% of trips made by transit and active transportation
- + 15-minute communities that allow people to easily complete their daily needs

District Network

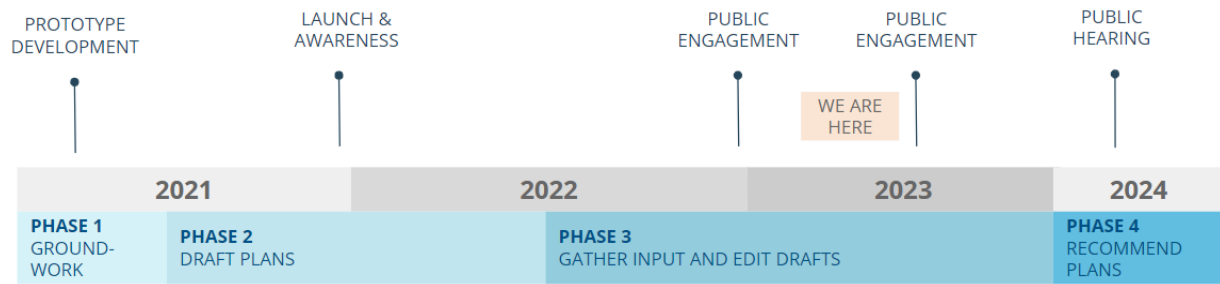
The City Plan introduces a [new planning geography](#) called districts, which are collections of diverse neighbourhoods where residents can meet most of their daily needs within a 15-minute walk, roll or transit trip from their home. The District Planning project is about creating district plans for each of The City Plan's 15 districts that specifically focus on welcoming the next 250,000 residents within Edmonton's existing boundaries.

District plans will:

- + Simplify Edmonton's planning system by reducing the number of geographic plans across the city
- + Take a more equitable and consistent citywide approach to planning, investment and development
- + Integrate the necessary physical systems to achieve The City Plan's Community of Communities targets



PROJECT TIMELINE



Phase 1: Groundwork | January 2021 - July 2021

- + Refined The City Plan's direction to provide an intermediary plan between Edmonton's higher-order strategic plan (City Plan) and the Zoning Bylaw to assist with planning processes and decisions across the city
- + One sample District Policy and three district plan prototypes shared with City Plan and ConnectEdmonton stakeholders to gather feedback on the initial structure, content and level of detail proposed
- + Update provided to City Council's Urban Planning Committee (February 2, 2021)

Phase 2: Draft Plans | July 2021 - August 2022

- + Update provided to City Council's Urban Planning Committee (August 24, 2021)
- + Project team incorporated prototype feedback and drafted remaining district plans
- + Update provided to City Council's Urban Planning Committee (April 12, 2022)

Phase 3: Gather Input and Edit Drafts | June 2022 - November 2023

- + Draft District Policy, 15 district plans and list of geographic plans proposed to keep, change or retire ('Drafts') shared for public feedback from June to October 2022 (Refine-level engagement)
- + Update provided to City Council's Urban Planning Committee (January 17, 2023)
- + Project team refined the Drafts using 2022 public engagement feedback
- + Drafts shared in August 2023 for public engagement in October to November 2023 (Advise-level engagement)
- + Update to City Council's Urban Planning Committee (tentatively December 5, 2023)

Phase 4: Recommend Plans | December 2023 - Fall 2024 ← **WE ARE HERE**

- + Finalize the District Policy, district plans and plans proposed to be retired or changed
- + Notification for the City Council public hearing
- + District Policy, district plans and plans proposed to be retired or changed presented at a public hearing (May 2024)
- + If City Council approves first and second Reading of the District Policy and district plans at Public Hearing, the plans will be submitted to the Edmonton Metropolitan Region Board (EMRB) for approval under the Regional Evaluation Framework (approximately two months)
- + Following EMRB approval, the District Policy, district plans and plans proposed to be retired or changed return to City Council for third reading, which is the final approval (late summer to early fall 2024)

PROJECT COMPONENTS

There are three components of the District Planning project:

1. Preparing a District Policy and 15 district plans
2. Developing a list of recommended geographic plans to keep, change or retire
3. Identifying future work priorities following the project's completion

District Policy and District Plans

The District Planning project is developing two new statutory planning tools to help prepare Edmonton for the next 1.25 million population milestone:

1. **District Policy:** provides citywide policy objectives across all districts and other planning directions (e.g. urban design, energy transition and climate adaptation, etc.)
2. **15 district plans:** contain district-specific context, area-specific policies and maps depicting how the District Policy citywide objectives are applied in a particular district



The District Policy and district plans must be used together. The District Policy guides change across the city using citywide policy objectives. District plans show where the policies apply in each district and how the policies connect to one another using district plan maps. District plans may add another layer of detailed policy direction within an area-specific policy table.

Separating the District Policy from the district plans simplifies the policy structure and enables changes to be managed more efficiently. Rather than having to ensure citywide policy direction is consistent across all 15 district plans, they are contained in a single document (the District Policy).

District plans and the District Policy will be used to guide change to help Edmonton achieve The City Plan's vision. Together, they say what planning and design, mobility and growth management outcomes the City expects from projects and what decisions need to be made on:

- + Where we build, what we build and how we move and grow
- + Where and what type of future planning work is needed (e.g. studies, strategies or policy support)
- + Where the City needs to spend money so growth happens

Read the District Policy and your district plan at edmonton.ca/districtplans.

District Planning and the Zoning Bylaw

District plans and the new Zoning Bylaw will both play a critical role in guiding Edmonton's future development to achieve The City Plan's vision of two million people.

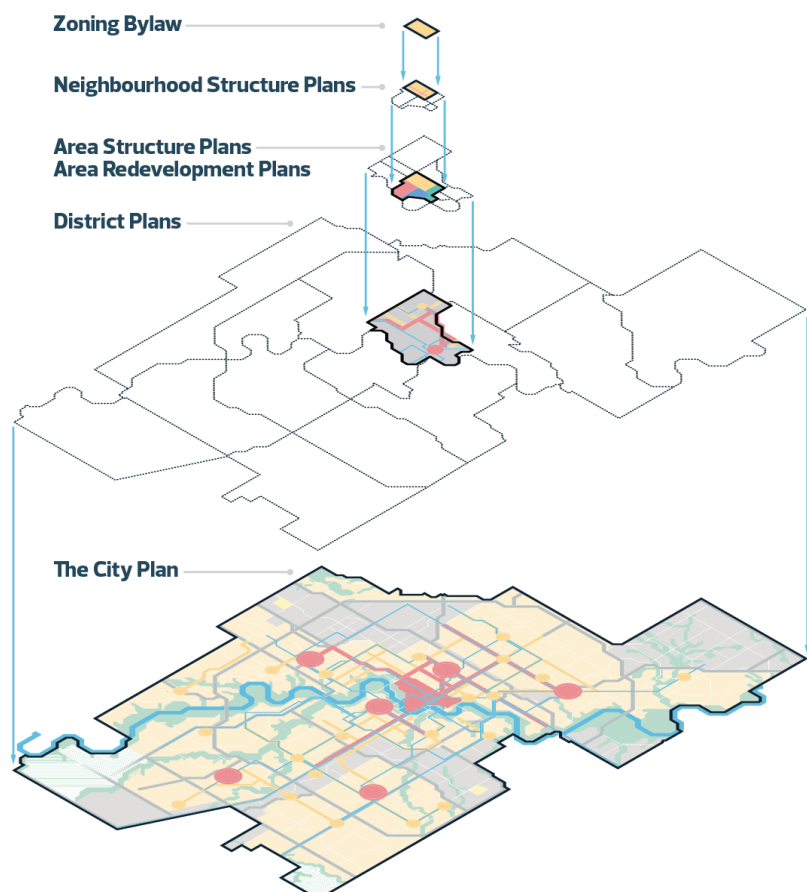
Zoning sets regulations (i.e. the rules) for what can be built on a site through the development permit process. This includes what activities and businesses can happen on a property, as well as height, location and footprint controls, among other things. Zoning concerns the development potential of a site today. If the zone allows for a single detached house, duplex or row house, that is what can be built there.

As new homes and businesses are developed to welcome more Edmontonians, the City's Development Planners will ensure that any future proposed developments follow these rules. In short, the Zoning Bylaw's proposed changes will help Edmonton start to realize The City Plan's vision *today*.

District plans will set the policy direction that guides Edmonton's redevelopment as the city grows to 1.25 million people, which will happen through gradual redevelopment. If the district plans are approved by City Council at the public hearing (May 2024), they will provide direction for *future* development by informing the rezoning process. There is a formal public process for [rezoning a property](#) and any future rezonings will need to follow this process.

When an application to rezone a property is made, the City's Development Planner will determine if the proposed development aligns with the relevant district plan (and any other relevant statutory plan), as a part of their analysis and recommendation to City Council on whether or not the rezoning should be approved.

Watch these short, animated videos to learn more about [Zoning Bylaw Renewal](#), [District Planning](#) and [The City Plan](#).



List of Geographic Plans Proposed to Keep, Change or Retire

In order to implement The City Plan, District Planning will help simplify Edmonton's current policy landscape and planning system by recommending a list of geographic plans to be kept, changed or retired. Currently, the City has over a hundred geographic plans that vary in complexity (including many that are out of date) and have resulted in the following:

- + Frequent geographic plan amendments to align with current policy or development practice
- + Less predictability for residents and landowners as existing geographic plan policies become out of date and conflict with higher-order plans like The City Plan
- + Risk of not achieving or delaying city-building outcomes because policies become out of date and conflict with The City Plan

District plans will help make Edmonton's planning system become more predictable and efficient, improving the City's ability to direct and achieve The City Plan's vision for long-term growth and development.

The District Planning project team has reviewed every geographic plan and will recommend which ones can be retired, changed or kept based on the policy objectives' alignment with The City Plan and whether the policy has served its purpose or can be incorporated into the district plans.

Visit edmonton.ca/districtplanning for the 2023 list of proposed geographic plans to be kept, changed and retired and a summary of the project's plan review process.

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).

Future Work Priorities

District plans will continue to change as future planning work happens across Edmonton. The district plans today will set the foundation for planning and engagement work in the future.

Planning is an ongoing process and does not stop with the first edition of Edmonton's proposed district plans. The policies and maps contained in district plans are designed to be comprehensive but also flexible enough to be updated over time.

More planning direction will be required in order to achieve the phased targets in The City Plan. Through public and internal engagement, the District Planning project has identified areas for future work after the district plan adoption (pending City Council approval). This list of prioritized future work opportunities will be presented to City Council with the proposed bylaws in 2024.

FREQUENTLY-ASKED QUESTIONS

How will District Planning impact my neighbourhood?

For residents, district plans will communicate the City's current policies and intentions for land use, mobility and renewal efforts. For example, a new bike lane may be added as Neighbourhood Renewal happens, or in a few years, there may be a new apartment building with a pharmacy on the ground-floor in your neighbourhood. District plans will also help manage future growth and investment opportunities in districts across the city, while providing greater access and mobility connections to housing, schools, recreation and employment locally.

How were the District Policy and district plans drafted?

The district plans and District Policy do not introduce new ideas or visions. Rather, they contain the most current directions from The City Plan and other aligning plans and strategies. The District Policy includes policy direction from the Residential Infill Guidelines and Transit-oriented Development Guidelines, and the district plans incorporate outstanding policy direction or reference existing geographic plans in effect. District Planning will help simplify Edmonton's policy landscape by proposing a list of geographic plans to keep, change or retire.

How did the City determine which geographic plans would be proposed for retirement?

The District Planning project team reviewed every geographic plan within the city and used the following criteria to determine which plans should be retired:

- + *Is there any misalignment between the geographic plan and The City Plan?* – If yes, the plan may be eligible for repeal.
- + *Has planned parkland been registered in the City's inventory?* – If yes, the plan is eligible for repeal.
- + *Is the zoning in place as intended by the geographic plan?* – If yes, the plan is eligible for repeal.
- + *Would the proposed repeal of a geographic plan result in the addition of a significant number of policies to a district plan?* – If yes, the plan is not recommended for repeal.

When determining whether or not the existing geographic plan's policy direction should be carried over to an applicable district plan, the District Planning team looked for City Plan alignment or whether the direction has not yet been actioned.

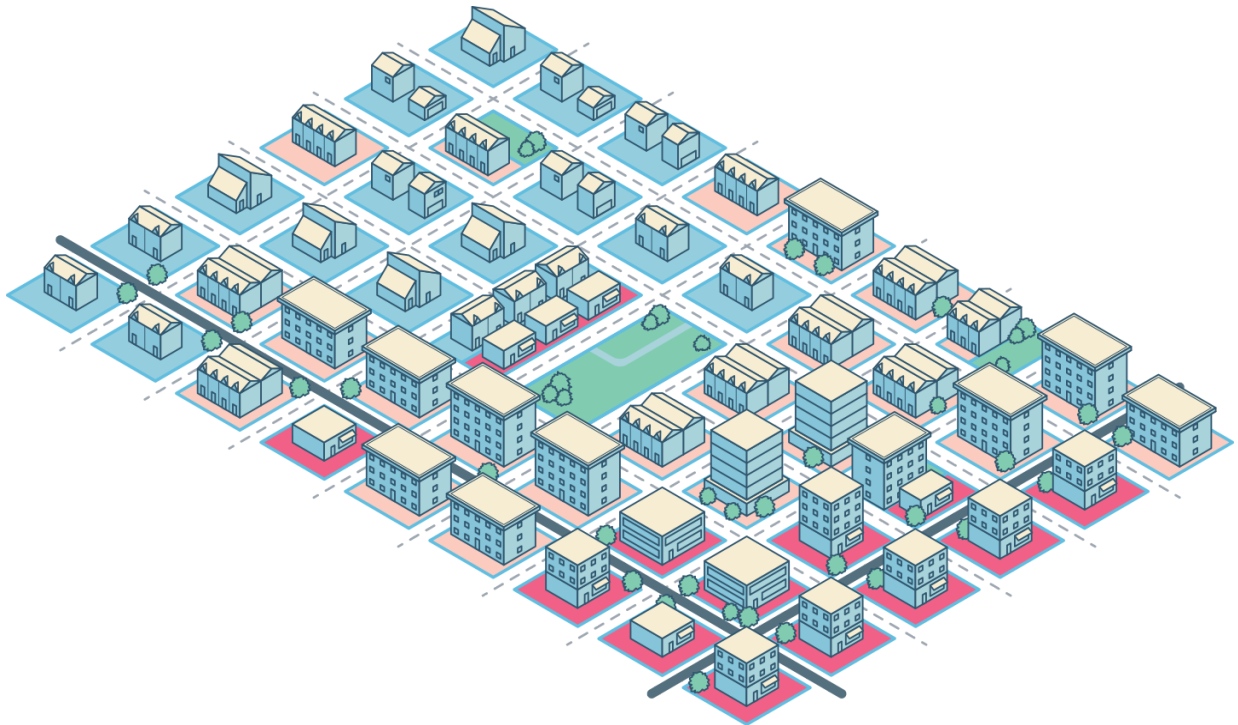
For more information on the plan repeal process, visit the project's website at edmonton.ca/districtplanning.

What can I expect from development inside or next to the Node and Corridor Boundaries?

While all areas of the city will experience growth, the biggest changes will be accommodated within The City Plan's [Nodes and Corridors Network](#) (see Map 3). Nodes and corridors will be densely populated, mixed-use areas that are accessible by a wide range of mobility options, such as walking, rolling, transit and driving.

Future development will be considered both within and outside of the nodes and corridors. If the district plans are approved by City Council at the public hearing (May 2024), they will provide direction for future development by informing the rezoning process. When an application to rezone a property is made, the City's Development Planner will determine if the proposed development aligns with the relevant district plan (and any other relevant statutory plan) as a part of their analysis and recommendation to City Council on whether or not the rezoning should be approved.

The types of developments expected both inside and next to the node and corridor boundaries will vary depending on the site's context and zoning regulations. Generally, the District Policy supports a diversity of housing types, including multi-unit housing, cluster housing and row housing, both within and surrounding the nodes and corridors.



STAY INFORMED

Sign up for the [City Building Newsletter](#) to stay on top of the latest project and public engagement updates and learn about other city building initiatives.

RESOURCES

A variety of educational resources are available on edmonton.ca/districtplanning to help you understand what District Planning is, how it connects to The City Plan and how your neighbourhood and city will grow and change. Below are a few resources developed in collaboration with other City Plan Implementation projects:

- + **[City Building Video Series](#):** Watch a series of short videos that break down the steps we need to take to plan a healthy, urban and climate-resilient city of two million people.
- + **[Making Space Podcast](#):** Tune into the City's award-winning podcast series that tells the stories of people and communities whose lives have been impacted by how we plan our cities—and how we can make Edmonton more equitable for everyone.

TIP: Check out the [Districts and 15-Minute Communities](#) video or listen to [Episode 4: Connecting the Dots](#) to learn about 15-minute communities and how we can plan our city to bring people and businesses closer to the things they need.

GLOSSARY OF TERMS

Corridor 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 Corridors and Secondary Corridors.



District is a grouping of neighbourhoods with diverse amenities that support Edmontonians living more locally. The City Plan identifies 15 districts in Edmonton.

Geographic Plans such as district plans or Area Structure Plans provide integrated, multidisciplinary direction to specific geographical areas. They interpret the planning direction set in The City Plan and strategies as well as consider any relevant instructions from guidelines or strategies.

Intensification Development at a higher density than what currently exists, particularly in support of nodes and corridors, non-residential areas and other locations, aligned with mobility systems and other infrastructure investments. This includes increased population and employment.

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 varying tenures and affordability. There are three types: Major Nodes, District Nodes and Local Nodes. Centre City is also a type of node, however, there is only one within the city.



Repeal is the process of retiring, revoking or annulling a plan and requires approval through a City Council Public Hearing. Plans that have been repealed will remain accessible to the public through a new historical plan section on the City's webpage but will no longer have statutory standing or provide guidance on City Council or Administration decisions.

Rezoning is the process of changing the zone that applies to a specific area of land and requires approval through a City Council Public Hearing. Rezoning is required if you wish to develop your site in a manner that is not allowed by current zoning.

Statutory related to a statutory planning tool which can only be created or changed by public City Council decision processes.