

What are district plans?

City planners want to divide Edmonton into fifteen districts, each incorporating dozens of neighborhoods and covering a whole region of the city. District plans establish “nodes” and “corridors” for intense development. Nodes vary in size from a few square blocks up to 25 square blocks or more. Corridors vary from one to five blocks wide, are typically dozens of blocks long, and often cover fifty or more square blocks. A sizable portion of Edmonton’s population live in these proposed nodes and corridors.

Why This Matters

In major nodes and primary corridors, buildings up to twenty storeys will be permitted. In secondary corridors, buildings up to eight storeys will be permitted. As a result, many dozens of neighborhoods will have little choice but to accommodate buildings eight to twenty storeys tall, regardless of context or impact.

District plans largely remove neighborhoods from development decisions. City council has already rescinded virtually all neighborhood plans, even the most recent ones.

What’s the City’s Schedule?

- Between now and March, city planners will be fine-tuning the proposed district plans. Through this period, the development industry is pouring on the pressure. For example, developers are pushing for softer boundaries on nodes and corridors, making it easier for large developments to seep even deeper into neighborhoods.
- In April, city planners will make public the final drafts of the district plans.
- On May 28-30, city council will hold public hearings on the district plans.
- In late summer to early fall, council will officially adopt the district plans, which will go into effect later in the fall.