

District Context Maps Supplementary Maps



The District Context maps below illustrate some of the assets and constraints that exist within the North Central District. These maps provide a snapshot of the existing conditions in the District up to March 1, 2024.

The maps have not been approved by City Council and were created by City Administration for convenience only. The information depicted on these maps is subject to change which could lead to potential errors, omissions or inaccuracies in the data over time. Any interpretation or inquiries regarding the map can be directed to the Urban Planning and Economy (UPE) Department via 311.

District Context - Assets

The District Context - Assets map highlights some of the opportunities to implement 15-minute communities. The map includes employment areas, open spaces, emergency services, citywide mass transit routes and cultural, educational and recreational facilities.

District Context - Development Considerations

The District Context - Development Considerations map highlights some of the constraints to consider when working towards creating 15-minute communities. The map illustrates development considerations, such as deficits and risks.

District Context: Assets District | North Central SIFTON PARK GLENGARRY DELWOOD KENSINGTON **(11)** BELMONT B BELVEDERE KERNOHAN **Northwest** STREET STREET KENNEDALE 1 CALDER District BALWIN INDUSTRIAL Northeast Kennedale Ra KILLARNEY LAUDERDALE 4 **District** 127 **CN Walker Yard** HOMESTEADER ATHLONE 127 AVENUE Fort Road YELLOWHEAD CORRIDOR WEST YELLOWHEAD CORRIDOR EAST (**1** and Area BIA **INDUSTRIAL OVERLANDERS** YELLOWHEAD TRAIL ELMWOOD **(** PARK **1** DELTON **NEWTON** BERGMAN Parks Yard CANON RIDGE 1 **Future Needs BEACON HEIGHTS** PRINCE EASTWOOD 1 CHARLES Major City WESTWOOD (BLATCHFORD Holdings Beverly and Area Edmonton EXPO Centre BIA NAIT 118 AVENUE 🍙 118 AVENUE 118 AVENUE Alberta Avenue **EDMONTON (0)** ₩5 BIA NORTHLANDS BELLEVUE (**1** 112 AVENUE PARKDALE HIGHLANDS (**1**) ALBERTA **Major City** BEVERLY INGLEWOOD **AVENUE** Holdings HEIGHTS PRINCE RUPERT Kingsway STREET **1 (خ** RUNDLE 106 STREET SPRUCE **1** HEIGHTS **AVENUE** Concordia University 124 VIRGINIA **≜**\$ PARK Mall 111 AVENUE CROMDALE Central MCCAULEY STREET 血 124 Stree District CAPILANO CENTRAL 📆 OUEEN MCDOUGALL Southeast MARY PARK 107 AVENUE WESTMOUNT BIA District ROWLAND POAD BOYLE STREET 106 AVENUE GOLD BAR STONY PLAIN ROAD STREET 104 AVENUE **FOREST** FULTON PLACE HEIGHTS 75 STREET 84 RIVERDALE GLENORA **1** OLIVER DOWNTOWN JASPER AVENUE HEIGHTS DEWINTOWN BIA 98 AVENUE EASTGATE 50 CLOVERDALE BUSINESS PARK OTTEWELL. HOLYROOD STRATHEARN This map has not been approved by City Council and was created by City Administration for convenience only. General Information Intermodal Facility **Health and Emergency Services Community Assets** Library Mass Transit Station -Although all reasonable attempts were made in the Current production of this map to accurately reflect the Municipal Boundary Recreation Centre Waterbody Hospital and Health Centre School information provided, the City of Edmonton and EPCOR do Existing Employment Area Adjacent Jurisdiction not assume responsibility or accept any liability arising (4) Post Secondary School Arena North Saskatchewan River Fire Station Boundary Significant Geological from any use of the information presented. Valley and Ravine System (2 Pool Park and Ride - Current Feature District Plan Boundary EMS Station Open Area **1** Community Hall Any interpretation or inquiries regarding the map can be Citywide Mass Transit -Neighbourhood Boundary directed to the Urban Planning and Economy (UPE) - -> Major Ecological Connection Police Station Current Arts and Cultural Facility Department via 311. Future Growth Area Transportation/Utility Scale: 1:45,000 0 0.25 0.5 Km Corridor Data Updated: 2024 03 01

District Context: Development Considerations | North Central District GLENGARRY DELWOOD SIFTON PARK KENSINGTON ROSSLYN BEL MONT BELVEDERE KERNOHAN Northwest STREET 66 STREET STREET KENNEDALE CALDER District BALWIN INDUSTRIAL Northeast FORTROAD KILLARNEY LAUDERDALE District 127 CN Walker Yard ATHLONE 127 AVENUE HOMESTEADER Fort Road YELLOWHEAD YELLOWHEAD and Area BIA INDUSTRIAL **OVERLANDERS** YELLOWHEAD TRAIL ELMWOOD INDUSTRIA NEWTON DELTON BERGMAN Parks Yard CANON RIDGE Future Needs BEACON HEIGHTS PRINCE EASTWOOD CHARLES Major City WESTWOOD . BLATCHFORD Holdings Beverly and Area CLOVER Alberta Avenue 118 AVENUE BIA 🛂 NORTHLANDS 112 AVENUE BELLEVUE PARKDALE AL RERTA **Major City** BEVERLY INGLEWOOD **AVENUE** Holdings STREET RUNDLE **SPRUCE** PRINCE RUPERT HEIGHTS **AVENUE** 119 124 VIRGINIA PARK 111 AVENUEIngsw 195 STREET CROMDALE 97 STREET Central 124 Stree District CAPILANO MCCAULEY CENTRAL QUEEN MCDOUGALL MARY PARK Southeast 107 AVENUE BIA District ROWLAND POAD 106 AVENUE WESTMOUNT North Edge BIA-BOYLE GOLD BAR STONY PLAIN ROAD 84 STREET 104 AVENUE **FOREST FULTON PLACE** HEIGHTS 75 STREET RIVERDAL F GLENORA OLIVER JASPER AVENUE This map has not been approved by City Council and was created by City Administration for convenience only. 50 STREET HEIGHTS OF STREET Although all reasonable attempts were made in the 98 AVENUE production of this map to accurately reflect the EASTGATE BUSINESS PARK CLOVERDALE information provided, the City of Edmonton and EPCOR do ROSSDALE OTTEWELL not assume responsibility or accept any liability arising HOLYROOD from any use of the information presented. STRATHEARN Any interpretation or inquiries regarding the map can be directed to the Urban Planning and Economy (UPE) **General Information** Development Intermodal Facility Railway Heliport Approach Zone Department via 311. Considerations Major Utility Corridor/High Significant Geological Municipal Boundary Waterbody *Water Network Capacity is shown on this map within the Water Network Capacity* Pressure Pipeline Feature Adjacent Jurisdiction North Saskatchewan River Node and Corridor Area only, and where fow is less than Topographic Sag (Overland Boundary Heavy Industry 300 L/s. Refer to Open Data Average Fire Flow by City Block Valley and Ravine System Flood Risk)** Area Map at data.edmonton.ca for full dataset. District Plan Boundary Noise Exposure Forecast Open Area River Flood Risk **Estimate extents of topographical sags, areas prone to (Level 30+) Neighbourhood Boundary collect water during heavy rainfall, to be used for system planning analysis. Future Growth Area Transportation/Utility Scale: 1:45,000 0 0.25 0.5 Km Corridor Data Updated: 2024 03 01

District | North Central

Glossary of Terms

Consult the <u>District Policy</u> for map layers that are not defined in this glossary. All other map layers not defined in the District Policy should be interpreted using their ordinary meaning.

Arts and Cultural Facility

Facilities such as attractions, museums, galleries, libraries, auditoriums, cultural centres, or conference centres that offer artistic and cultural public exhibits, entertainment or programs that serve residents and groups from across the city.

See Map A: District Context - Assets



Community Hall

Community-level facilities such as community league buildings, residents association buildings or small cultural facilities that function as a community gathering space.

See Map A: District Context - Assets



Existing Employment Area

Existing areas with significant concentrations of employment such as post-secondary institutions, hospitals, major office towers, large shopping malls, industrial areas, business parks and shopping streets. See Map A: District Context - Assets



Heavy Industry

Heavy industrial developments that may have the potential to create nuisance conditions that extend beyond the boundaries of the site. See Map B: District Context - Development Considerations



Heliport Approach Zone

A helicopter flight corridor of demarcated air space used by a helicopter to take-off or approach landing at a heliport. Edmonton Garrison Heliport Zoning Regulations introduce limitations to land uses, heights, sizes and types of stormwater management facility developments and retention of wetlands to decrease the number of birds conflicting with heliport operations.

See Map B: District Context - Development Considerations



Intermodal Facility

A freight transportation facility with a rail yard where containers are transferred between trains and trucks.

See Map A: District Context - Assets or Map B: District Context - Development Considerations



Major Utility Corridor / High-Pressure Pipeline

Major overhead or underground systems that convey electricity, gas, oil or water.

See Map B: District Context - Development Considerations



Noise Exposure Forecast

A system used by Transport Canada to provide a measurement of the actual and forecasted aircraft noise in the vicinity of airports. Transport Canada recommends that where the Noise Exposure Forecast exceeds 30, new residential development should not proceed.

See Map B: District Context - Development Considerations



Significant Geological Feature

Unique landforms within the Edmonton region as identified through *surficial geological mapping* (Bayrosk and Hughes 1962)

See Map A: District Context - Assets or Map B: District Context - Development Considerations



Topographic Sag (Overland Flood Risk)

Low land areas where water can collect in large pools due to flooded drainage systems during intense rainfall. Low spots on the landscape that will collect water during heavy rainfall. Based on topography (locations can be designed or natural), these locations are highly correlated with where historical overland flooding and basement flooding occur during heavy rainfalls and may need additional attention for flood mitigation. See Map B: District Context - Development Considerations



Water Network Capacity

The hydrant system's capacity to provide the required fire flows into the area in which the proposed development will be located. Areas indicated on the map have fire flow capacity less than 300 L/s and are shown only within the Node and Corridor Area as shown in the <u>District Plans</u>.

See Map B: District Context - Development Considerations

