



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

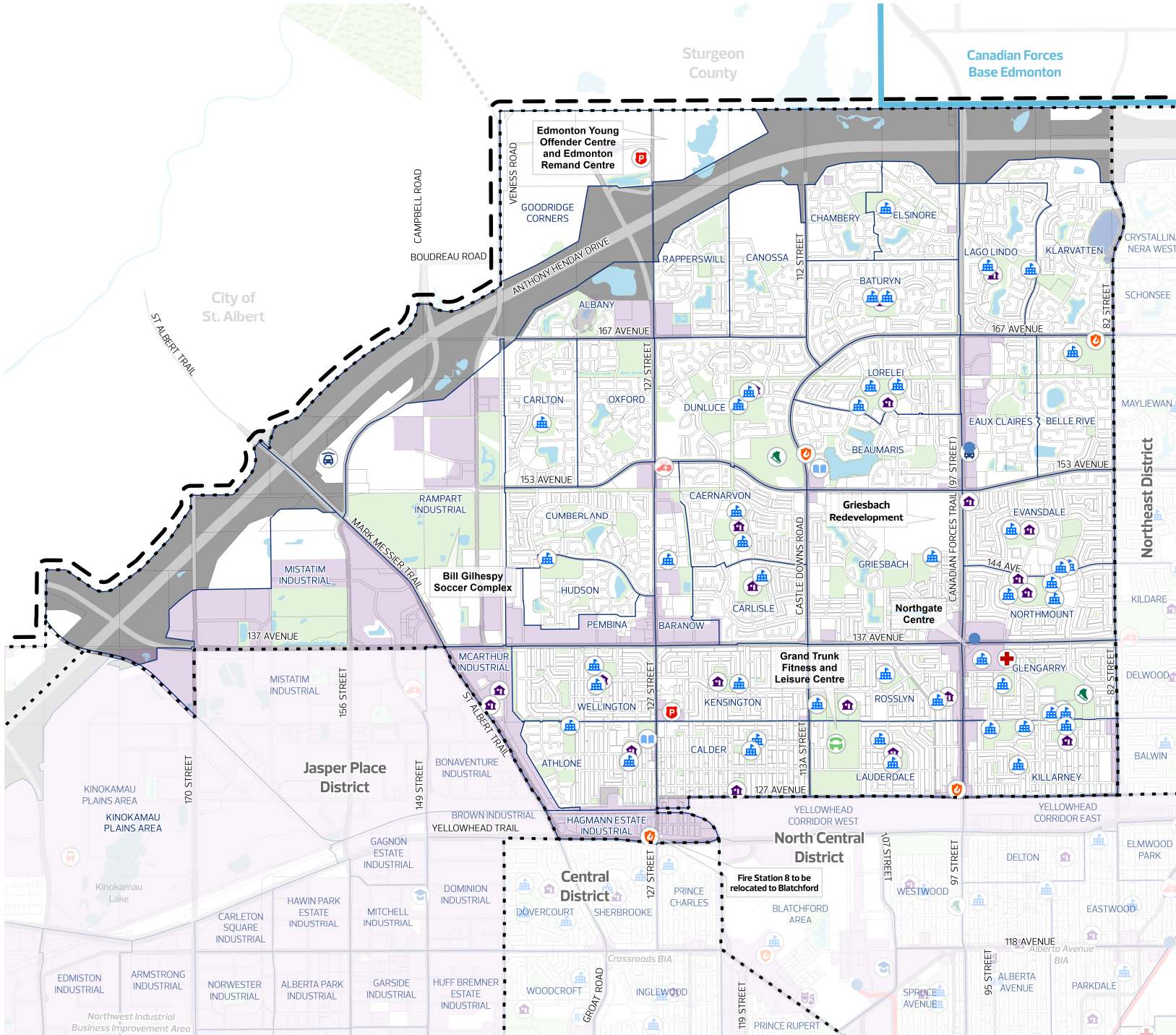
The maps have not been approved by City Council and were created by City Administration for convenience only. The information depicted on these maps is subject to change which could lead to potential errors, omissions or inaccuracies in the data over time. Any interpretation or inquiries regarding the 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

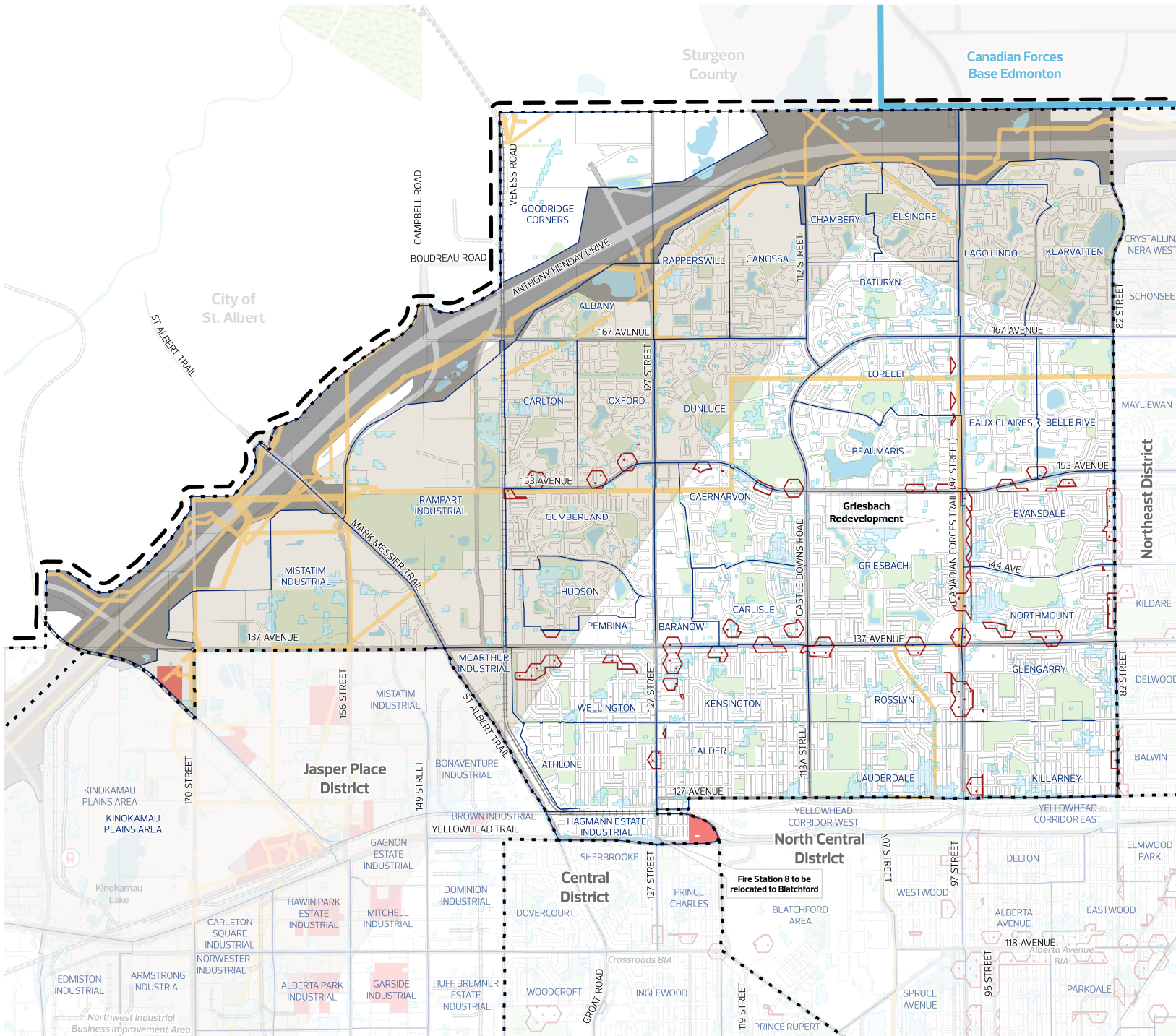
The District Context - Development Considerations map highlights some of the constraints to consider when working towards creating 15-minute communities. The map illustrates development considerations, such as deficits and risks.



- General Information**
- Municipal Boundary
 - Adjacent Jurisdiction Boundary
 - District Plan Boundary
 - Neighbourhood Boundary
 - Future Growth Area
 - Transportation/Utility Corridor
 - Intermodal Facility
 - Waterbody
 - North Saskatchewan River Valley and Ravine System
 - Open Area
 - Major Ecological Connection
- Health and Emergency Services**
- Hospital and Health Centre
 - Fire Station
 - EMS Station
 - Police Station
- Community Assets**
- Recreation Centre
 - Arena
 - Pool
 - Community Hall
 - Arts and Cultural Facility
 - Library
 - School
 - Post Secondary School
 - Park and Ride – Current
 - Citywide Mass Transit – Current
 - Mass Transit Station – Current
 - Existing Employment Area
 - Significant Geological Feature

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General Information

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Development Considerations

- Water Network Capacity*
- Topographic Sag (Overland Flood Risk)**
- River Flood Risk
- Railway
- Major Utility Corridor / High Pressure Pipeline
- Heavy Industry
- Noise Exposure Forecast (Level 30+)
- Heliport Approach Zone
- Significant Geological Feature

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*Water Network Capacity is shown on this map within the Node and Corridor Area only, and where flow is less than 300 L/s. Refer to Open Data Average Fire Flow by City Block Area Map at data.edmonton.ca for full dataset.

**Estimate extents of topographical sags, areas prone to collect water during heavy rainfall, to be used for system planning analysis.

Glossary of Terms

Consult the [District Policy](#) 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 [District Plans](#).

See Map B: District Context - Development Considerations

