

# NORTH SASKATCHEWAN RIVER VALLEY

## *Area Redevelopment Plan*

AUGUST 2025



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# LAND ACKNOWLEDGEMENT

The lands on which Edmonton sits and the North Saskatchewan River that runs through it have been sites of natural abundance, ceremony and culture, travel and rest, relationship building, making and trading for Indigenous Peoples since time immemorial.

Edmonton is located within Treaty 6 Territory and within the Métis homeland. We acknowledge this land as the traditional territories of many First Nations such as the Nehiyaw (Cree), Denesuliné (Dene), Nakota Sioux (Stoney), Anishinaabe (Saulteaux), and Niitsitapi (Blackfoot). We also acknowledge this place as the home of one of the largest communities of Inuit south of the 60th parallel.

The City of Edmonton owes its strength and vibrancy to these lands and the diverse Indigenous Peoples whose ancestors' footsteps have marked this territory as well as settlers from around the world who continue to be welcomed here and call Edmonton home. Together, we call upon all our collective honoured traditions and spirits to work in building a great city for today and future generations.



ᐃᓄᓄ (îNÎW) River Lot 11∞ Indigenous Art Park

# 1.0 INTRODUCTION TO THE PLAN

## 1.1 General Introduction

The North Saskatchewan River Valley and Ravine System Area Redevelopment Plan (the Plan) serves to set a general land use pattern for North Saskatchewan River Valley and Ravine System and guide the City of Edmonton (the City) in protecting and restoring natural assets within Edmonton's North Saskatchewan River Valley and Ravine System in the context of land use planning and decision-making. The Plan builds upon and refines the planning policies, objectives, and requirements of The City Plan.

## 1.2 Authority and Relationship to Other Plans

The Plan is an area redevelopment plan as described under Section 634 of the Municipal Government Act.

The Plan is subject to The City Plan, the City of Edmonton's combined Municipal Development Plan and Transportation Master Plan. In the event of a discrepancy, The City Plan shall prevail over the Plan.

In accordance with the District Policy and relevant District Plan, rezoning, subdivision, and development permit decisions in this geographical area will be guided by the Plan.

In the event of a discrepancy between the Plan and the Rossdale Area Redevelopment Plan, the Plan shall prevail over the Rossdale Area Redevelopment Plan.

The Plan shall be read in conjunction with The City Plan and other relevant statutory plans, policies, strategies, and guidelines established by the City of Edmonton. References to applicable strategies and guidelines are included but are not comprehensive.

## 1.3 Administrative and Interpretive Clauses

1.3.1 Defined terms are denoted as bold terms throughout the Plan. Where a term is not defined in the Plan, Administration may interpret such undefined terms in accordance with applicable legislation, statutory plans, bylaws, and policies.

1.3.2 A policy statement containing "shall" is mandatory and must be implemented. Where a policy proves impractical or impossible, an applicant may apply to amend the Plan. A policy statement containing "should" is an advisory statement and indicates the preferred objective, policy, or implementation strategy. If the "should" statement is not followed, because it is impractical or impossible, the intent of the policy may be met through other means.

- 1.3.3 Where a policy involves two or more conditions, provisions, events, or other items connected by the word “and,” this means that all the connected items shall apply in combination.
- 1.3.4 Where a policy involves two or more conditions, provisions, or events, or other items connected by the word “or,” this means that connected items apply individually.
- 1.3.5 The Plan boundary shall be as illustrated on Map 1. Where necessary, detailed Plan boundaries shall coincide with land dedicated as environmental reserve, owned by the City of Edmonton, or the closest carriageway of any road right-of-way.
- 1.3.6 In the event of a conflict between the text of the Plan and a map, map symbol, boundary, or image, the text of the Plan shall prevail to the extent of the conflict.





## 2.0 PLAN CONTEXT

### 2.1 Physical Context

The North Saskatchewan River Valley and Ravine System is part of a regionally significant ecological corridor that connects the Rocky Mountains and the Prairies all the way to Hudson's Bay. It is the backbone of Edmonton's ecological network, and profoundly shapes Edmonton's physical environment and cultural identity. Stretching over 48 kilometres through the city from southwest to northeast, this geographical feature is characterized by a diverse array of topographical elements, including steep riverbanks, meandering waterways, and vegetated corridors. The valley's formation is primarily attributed to the erosive forces of the North Saskatchewan River, which has sculpted deep ravines and gorges over millennia, creating a picturesque and dynamic terrain.

The physical context of the North Saskatchewan River Valley and Ravine System is strongly tied to its hydrology, with the river and its tributaries serving as the principal conduits for water flow within the valley. These watercourses not only sustain a rich diversity of aquatic and riparian habitats, but also influence the distribution of vegetation and wildlife throughout the area. Riparian zones, characterized by their proximity to water sources, support unique ecosystems adapted to fluctuating water levels, and provide critical habitat for numerous plant and animal species.

In close proximity to the river valley, Edmonton's urban landscape integrates with the natural environment, resulting in a blend of built and natural spaces. Access points throughout the system offer residents and visitors direct access to its recreational amenities and scenic vistas. The natural character of the river valley draws residents and visitors seeking recreation opportunities and a respite from more urbanized areas of the city. The valley's interface with regional neighbours, including Parkland County, Sturgeon County, and Strathcona County, enhances its recreational and ecological significance, serving as a shared green space and natural corridor for residents across the Edmonton Metropolitan Region.

Despite its natural beauty and ecological significance, the North Saskatchewan River Valley and Ravine System faces various challenges, including changing weather patterns, biodiversity loss, flood and wildfire risk, urban encroachment, and increasing usership as Edmonton grows to an anticipated population of two million people. Addressing these challenges requires a multifaceted approach and sustainable land use planning to ensure the long-term resilience and vitality of this invaluable natural asset.

## 2.2 Historical Context

The North Saskatchewan River Valley and Ravine System has long served as a place of connection and a path across the prairies for Indigenous Peoples that continues to connect the east and west today. The historical importance of the North Saskatchewan River Valley and Ravine System as a place for gathering, celebration, and connection lays an imprint on the land, and the North Saskatchewan River Valley and Ravine System remains an important place for Indigenous people to live and to practice their culture and ceremonies. Located within Treaty 6 Territory, which stretches from western Alberta to Manitoba, the River Valley and Ravine System represents traditional territory for numerous First Nations and Métis Peoples. Indigenous People have been stewards of the River Valley and Ravine System since time immemorial.

Millennia after the First Peoples first inhabited this region, the fur trade drove settlers to journey west into the prairies to establish trading posts. This colonization resulted in many permanent settlements. Since Edmonton was incorporated as a city in 1904, growth has continued along the North Saskatchewan River. Despite the continuous development of the city over the past 120 years, the River Valley and Ravine System has been established as a largely undeveloped, green connection. This protection has been supported by public ownership of most of the lands on both sides of the river, starting from 1907, and a directive in the 1933 Municipal Zoning Bylaw to preserve the area as parkland.

The historical recognition of the importance of the North Saskatchewan River Valley and Ravine System as an important natural feature has not always been enough to protect it. Throughout Edmonton's history, there have been times when the integrity of the system has been compromised or at risk due to industrial and utility uses, proposals for expansive transportation networks, and proposals for expansive landscape modification for recreational use.

Approval of the North Saskatchewan River Valley Area Redevelopment Plan of 1985 served as a critical step in efforts to protect the River Valley and Ravine System through responsible planning and environmental management.

Since the approval of the North Saskatchewan River Valley Area Redevelopment Plan of 1985, the City of Edmonton has continued to provide strategic direction for the protection of the River Valley and Ravine System with the Ribbon of Green Concept Plan in 1990, the Ribbon of Green Master Plan in 1992, and Ribbon of Green SW + NE Strategic Plan in 2020.

## 2.3 Policy and Planning Context

The North Saskatchewan River Valley and Ravine System is foundational to the story and identity of Edmonton and Edmontonians. Indigenous Peoples have long been stewards of this river and this place, traditionally called amiskwaciwâskahikan, and are still stewards today. The North Saskatchewan River Valley and Ravine System supports critical natural

processes and provides places to recreate, celebrate, and recharge. In 2024, the North Saskatchewan River was designated a Canadian Heritage River in recognition of its cultural, natural, and recreational value.

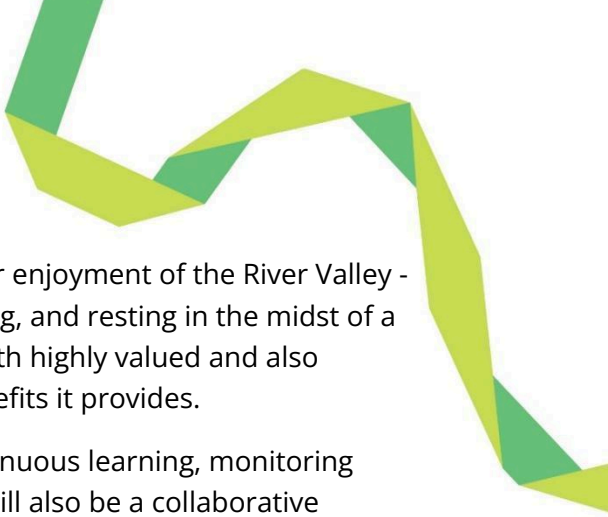
As a regional biodiversity core area and Edmonton's most important natural asset, the North Saskatchewan River Valley and Ravine System provides essential ecosystem services, including, but not limited to, supporting biodiversity; providing clean soil, air, and water; supporting flood protection and mitigation; providing food and medicines; providing carbon sequestration and storage; and, supporting urban climate regulation. The River Valley and Ravine System also serves as a key ecological and movement corridor that provides critical habitat for a wide range of plant and animal species that live in and move through the city. In addition to its role in providing a variety of ecosystem services, the River Valley and Ravine System also supports the provision of critical urban services, including utility services such as water and wastewater treatment.

As Edmonton has grown, the River Valley has faced increasing pressure from urban development and use. Historical industrial, transportation, utility, and recreation infrastructure have placed pressure on the natural environment of the River Valley and Ravine System. Today, climate change, invasive species, and the cumulative impacts of ongoing uses are added threats to ecological integrity.

The Ribbon of Green Strategic Plan identifies the following vision for Edmonton's River Valley and Ravine System: a protected, connected, ecologically resilient landscape that honours our collective history and promotes healthy living through diverse opportunities for recreation, active transportation, learning, and gathering in the tranquility of nature. The Plan has a critical role to play in achieving this vision.

The Plan will help guide our response to growing and changing demand for access to, and use of, the River Valley and Ravine System, and to emerging opportunities. Strategic and environmental assessment will enable us to give thoughtful consideration to the potential environmental and community impacts of proposed development.

In considering development proposals, the City of Edmonton will seek to prioritize environmental protection, and limit built infrastructure across the River Valley and Ravine System to that which is essential for providing urban services and which requires a River Valley location. Where negative impacts are unavoidable, mitigation will be applied. Ecological restoration, including the potential closing and decommissioning of existing facilities and infrastructure in constrained and degraded areas, is critical in improving ecosystem health and increasing resiliency. Wherever possible, nature-based solutions should be applied to any future development. Such solutions will also help us to mitigate and adapt to the impacts of climate change. Limiting development in the River Valley and Ravine System provides opportunity to support numerous ecosystem services and contributes to meeting our climate change commitments.



Maintaining and restoring ecological health is essential to our enjoyment of the River Valley - for sport, recreation, active transportation, gathering, learning, and resting in the midst of a busy urban environment. If we allow this system, which is both highly valued and also sensitive to our use, to degrade, we risk losing the many benefits it provides.

Delivering the objectives of the Plan will be a process of continuous learning, monitoring our progress, and adapting our approach where needed. It will also be a collaborative process - working together with Indigenous Nations and communities in the spirit of reconciliation to incorporate their knowledge and wisdom into decision-making and stewardship of these lands; working with community groups to advance stewardship and monitoring; and, working with city-building partners to advance innovative, transformative, and restorative projects that respect the ecological health of the River Valley.

We are stewarding a natural asset that has been protected and stewarded by many generations before us. Our gift to future generations is continued care of the natural habitats, wildlife, sacred places, and stories contained in the River Valley and Ravine System.



PHOTO BY GERALD ROMANCHUK

## 3.0 OBJECTIVES

The objectives of this Plan are to:

- ensure the environmental protection of the North Saskatchewan River Valley and Ravine System; and,
- provide public access to the North Saskatchewan River Valley and Ravine System for celebration and wellness.

This Plan supports our collective vision for the North Saskatchewan River Valley and Ravine System, as captured in the Ribbon of Green:

*The North Saskatchewan River Valley and Ravine System is a protected, connected, ecologically resilient landscape that honours our collective history and promotes healthy living through diverse opportunities for recreation, active transportation, learning, and gathering in the tranquility of nature.*



## 4.0 LAND USE POLICIES

### 4.1 General and Open Space Land Use Policies

- 4.1.1 The primary land use throughout the Plan area shall be **open space**.
- 4.1.2 Lands identified as River Valley Open Space, as shown on Map 1, should be planned in accordance with the spatial and policy guidance provided by the Ribbon of Green Strategic Plan.
- 4.1.3 **Development** on lands identified as River Valley Open Space or Public Utility, as shown on Map 1, shall be limited to that which is compatible with environmental protection, recreation, and cultural heritage, or provides transportation or utility services that require a River Valley location.
- 4.1.4 Outside of the Residential Community portions of Rossdale and Cloverdale, as shown on Map 1, development of new or **significantly expanded intensive open space facilities** shall be discouraged.
- 4.1.5 Subdivisions that would prohibit future dedication of reserves in the Plan area should not be approved.
- 4.1.6 The City shall pursue City ownership of lands in the Plan area, in accordance with the Potential Land Use Pattern, as shown on Map 2, through a combination of reserve dedication, donations, bequeathments, or purchase. Easements shall only be contemplated where no other methods are possible.
- 4.1.7 The City shall pursue ownership of lands outside of the Plan area with significant environmental features functionally contributing to the River Valley and Ravine System through a combination of reserve dedication, donations, bequeathments, or purchase. Easements shall only be contemplated where no other methods are possible.
- 4.1.8 Lands acquired by the City in accordance with Policy 4.1.7 should be incorporated into the Plan area.
- 4.1.9 The City shall designate eligible lands within the Plan area as environmental reserve in accordance with the provisions of The City Plan, the Municipal Government Act, and City policies C542A and C531.
- 4.1.10 The primary land use of all lands acquired by the City in accordance with Policy 4.1.6 or 4.1.7 should be **open space**. Such lands, once acquired, should be shown as River Valley Open Space on Map 1 and should be planned in accordance with the spatial and policy guidance provided by the Ribbon of Green Strategic Plan.

- 4.1.11 Outside of the Residential Community portions of Rossdale and Cloverdale, as shown on Map 1, **development** in the floodplain, as outlined in the District Policy, relevant District Plans, or the Zoning Bylaw, shall be discouraged.
- 4.1.12 Within the Residential Community portions of Rossdale and Cloverdale, as shown on Map 1, **development** in the floodplain, as outlined in the District Policy, relevant District Plans, or the Zoning Bylaw, shall be in accordance with the District Policy and relevant District Plan.
- 4.1.13 Outside of the Residential Community portions of Rossdale and Cloverdale, as shown on Map 1, rezoning, or Plan amendments to allow for uses other than **open space** shall be discouraged.
- 4.1.14 Despite Policy 4.1.13, outside of the Residential Community portions of Rossdale and Cloverdale, as shown on Map 1, rezoning to allow for new or **significantly expanded intensive open space facilities** shall be discouraged.
- 4.1.15 Modification of waterbody boundaries within the Plan area for any purpose other than ecological restoration, flood risk mitigation, or geotechnical risk mitigation shall be discouraged.

## 4.2 Utility Infrastructure and Uses

- 4.2.1 Existing utility infrastructure and uses may continue.
- 4.2.2 Opportunities to mitigate the impacts of existing utilities, and restore lands used for utility infrastructure to **open space** use, shall be evaluated as part of infrastructure lifecycle management and renewal.
- 4.2.3 Outside of the Residential Community portions of Rossdale and Cloverdale, as shown on Map 1, development of new or **significantly expanded intensive utility facilities** shall be discouraged.

## 4.3 Transportation Infrastructure and Uses

- 4.3.1 Existing transportation infrastructure and uses may continue.
- 4.3.2 Opportunities to mitigate the impacts of existing transportation infrastructure, and restore lands used for transportation infrastructure to **open space** use, shall be evaluated as part of infrastructure lifecycle management and renewal.
- 4.3.3 Outside of the Residential Community portions of Rossdale and Cloverdale, as shown on Map 1, development of new or **significantly expanded intensive transportation facilities** shall be discouraged.

## 4.4 Additional Uses

- 4.4.1 Existing agricultural uses may continue.
- 4.4.2 Existing industrial uses may continue.
- 4.4.3 Existing **resource extraction** uses may continue.
- 4.4.4 Development of new or expanded **resource extraction** shall not be supported.
- 4.4.5 Rezoning to allow for new or expanded **resource extraction** uses should be in accordance with policy 5.3.2.3 of The City Plan.
- 4.4.6 Development of new or **significantly expanded** industrial uses shall not be supported.
- 4.4.7 Existing residential uses and associated **development**, including in the Residential Community portions of Rossdale and Cloverdale, as shown on Map 1, may continue.
- 4.4.8 No new residential lots shall be created outside of the Residential Community portions of Rossdale and Cloverdale, as shown on Map 1.
- 4.4.9 Existing commercial or **urban service** uses may continue.
- 4.4.10 Outside of the Residential Community portions of Rossdale and Cloverdale, as shown on Map 1, development of new or **significantly expanded** commercial or **urban service** uses shall not be supported, unless they are:
  - a) accessory to **open space** use;
  - b) accessory to agricultural use; or,
  - c) entirely occurring within the footprint of an existing building, structure, or facility.



## 5.0 DEVELOPMENT, REZONING, AND PLAN AMENDMENT PROPOSALS

### 5.1 Proposal Requirements

- 5.1.1 Any application to amend the Plan shall require completion of a strategic assessment as outlined in Appendix 1, unless the Plan amendment application is solely for the purpose of:
- amending the boundaries of the Plan, as shown on Map 1, based on updated technical information reflecting the current site conditions; or,
  - changing the land use, as shown on Map 1, to River Valley Open Space.
- 5.1.2 Any application for rezoning within the Plan area shall require completion of a strategic assessment as outlined in Appendix 1, unless the rezoning application:
- proposes rezoning from any zone to A - River Valley Zone or NA - Natural Area Zone as defined in the Zoning Bylaw (Bylaw 20001), as amended; or,
  - is entirely within the Residential Community portions of Rossdale or Cloverdale, as shown on Map 1.
- 5.1.3 The following planning considerations should be considered by City administration as part of **development**, rezoning, or Plan amendment proposals in the Plan area:
- application of an **ecological network approach**;
  - application of the **mitigation hierarchy**;
  - opportunities for **nature-based solutions**; and,
  - opportunities for climate change mitigation and adaptation efforts.
- 5.1.4 Public engagement for **development**, rezoning, or Plan amendment proposals on lands identified as River Valley Open Space or Public Utility, as shown on Map 1, shall be considered in accordance with the City's public engagement policy and The City Plan.
- 5.1.5 Indigenous engagement for **development**, rezoning, or Plan amendment proposals on lands identified as River Valley Open Space or Public Utility, as shown on Map 1, shall be considered in accordance with The City Plan.
- 5.1.6 Applications for development permits in the Plan area may be subject to additional technical reporting requirements addressing **environmental** impacts and risks at the discretion of the development planner in consultation with the department responsible for river valley strategic planning. The development

planner, in consultation with the department responsible for river valley strategic planning, may impose conditions on the development permit to ensure that **environmental** impacts and risks have been mitigated in accordance with the application of the **mitigation hierarchy**.

- 5.1.7 All **development** proposed on lands identified as River Valley Open Space or Public Utility, as shown on Map 1, shall be subject to a strategic assessment as outlined in Appendix 1 and an environmental assessment as outlined in Appendix 2.

## 5.2 Governance and Authority

- 5.2.1 The strategic assessment as outlined in Appendix 1 and environmental assessment as outlined in Appendix 2 shall be subject to review and acceptance by the department responsible for river valley strategic planning.
- 5.2.2 City Council consideration of a strategic assessment as outlined in Appendix 1 shall be required for any application to amend the Plan as in policy 5.1.1.
- 5.2.3 City Council consideration of a strategic assessment as outlined in Appendix 1 shall be required for any application for rezoning within the Plan area as in policy 5.1.2.
- 5.2.4 City Council approval of a strategic assessment as outlined in Appendix 1 shall be required for new or **significantly expanded intensive utility facilities, intensive transportation facilities, and intensive open space facilities**, if those facilities are proposed on lands identified as River Valley Open Space or Public Utility, as shown on Map 1.
- 5.2.5 City Council approval of a strategic assessment as outlined in Appendix 1 shall be required for new or **significantly expanded development** proposed on lands identified as River Valley Open Space or Public Utility, as shown on Map 1, likely to result in long-term or permanent, adverse **environmental** impacts or **community impacts** that cannot be mitigated, as determined by the department responsible for river valley strategic planning.
- 5.2.6 In considering or approving the strategic assessment as outlined in Appendix 1 for **development**, rezonings, or Plan amendments subject to policies 5.2.2, 5.2.3, 5.2.4, or 5.2.5, City Council should consider whether the proposal:
- a) meets the objectives and policies of this Plan;
  - b) requires a River Valley and Ravine System location; and,
  - c) is in the public interest.

## 6.0 GLOSSARY

### Community Impacts

Includes, but is not limited to: vistas and viewscapes; noise; odour; public access; and other similar considerations.

### Development

Constructed buildings, structures, or facilities, or changes to the land, undertaken to serve social, economic, or environmental needs.

This does not include work or a change in use occurring entirely within existing constructed buildings, structures, or facilities, and with no potential for impact to the surrounding environment.

### Environmental

Includes, but is not limited to: soil, air, and water quality; geology and geomorphology; ecology and biodiversity; geotechnical risks; flood risk; climate change adaptation and mitigation; historical and archaeological resources; and other similar considerations.

### Ecological Network Approach

An ecological network approach to conservation aims to protect biodiversity and ecological functions by recognizing the natural connections between natural areas and their surroundings. This approach means protecting a network of core natural areas that are ecologically connected by natural and semi-natural linkages and – to the extent possible – surrounded by compatible land uses.

### Intensive Open Space Facilities

Temporary or permanent indoor or outdoor facilities, including buildings, structures, golf courses, manicured sports fields, or hardscape surfaces, used for entertainment, recreation, conferences, park functions, or other similar purposes, and which are approximately 10,000 m<sup>2</sup> or more in size.

Examples include: sports or recreation centres or clubs; golf courses; soccer fields; paved plazas; zoos; museums; interpretive centres; or other similar facilities.

This does not include:

- repair, maintenance, or change in use of existing temporary or permanent indoor or outdoor facilities, including buildings, structures, golf courses, manicured sports fields, or hardscaped surfaces, used for entertainment, recreation, conferences, park functions or other similar purposes, of any size.

### Intensive Transportation Facilities

Temporary or permanent transportation facilities or infrastructure greater than approximately 500 m<sup>2</sup> or more in size, including:

parking lots, railway corridors, railway bridges, roadway corridors, roadway bridges, surface or below ground parkades, transit centres, or other similar facilities or infrastructure.

This does not include:

- temporary or permanent transportation facilities or infrastructure less than approximately 500 m<sup>2</sup> in size, such as emergency turnarounds, local service roads, local parking lots, medians, or other similar facilities;
- facilities intended for active transportation such as pathways, pedestrian bridges, or other similar facilities, of any size; or,
- repair, maintenance, or change in use of existing temporary or permanent transportation facilities or infrastructure of any size.

### Intensive Utility Facilities

Temporary or permanent utility facilities or infrastructure greater than approximately 500 m<sup>2</sup> or more in size, including:

power generation facilities, water and wastewater treatment facilities, waste management facilities and landfills, stormwater management facilities, or other similar facilities or infrastructure.

This does not include:

- temporary or permanent utility facilities or infrastructure less than approximately 500 m<sup>2</sup> in size, such as power poles, outfalls, utility access points, or other similar facilities;
- local distribution or transmission systems for water, wastewater, natural gas, power, or telecommunications, of any size; or,
- repair, maintenance, or change in use of existing temporary or permanent utility facilities or infrastructure of any size.

### Mitigation Hierarchy

A conservation tool that guides users towards limiting the negative impacts on biodiversity from development projects. The components of the mitigation hierarchy are defined in the following order of importance:

1. Avoid: Prevent impacts through project relocation, changing the project scope, and/or project timing.
2. Minimize: Minimize impacts through project design modifications that reduce the extent, duration, and/or intensity of unavoidable impacts.

3. Restore: Restore or rehabilitate areas that have been exposed to impacts that could not be avoided or minimized.
4. Offset: Offset permanent losses to native ecosystems through restoration, creation or protection of native ecosystems where residual impacts cannot be addressed by avoidance, minimization or mitigation.

### Nature-Based Solutions

Actions to protect, sustainably manage, and restore natural and modified ecosystems, benefiting people and nature at the same time. Nature-based solutions target major challenges including, but not limited to, climate change, disaster risk reduction, food and water security, biodiversity loss, and human health. Nature-based solutions include ecological conservation and restoration, ecological naturalization, green infrastructure, or other similar solutions.

### Open Space

An area of outdoor land or water that contributes to celebration, wellness, and ecology. Open space uses in the North Saskatchewan River Valley and Ravine System include parks, natural areas, recreation amenities and facilities, and heritage, culture, festival, or event spaces, or other similar areas.

### Resource Extraction

**Development** used primarily for the removal, extraction, and primary processing of natural resources. Typical examples include clay pits, coal mining, gravel pits, oil and gas wells, sandpits, stripping of topsoil, or other similar **development**.

### Significant Expansion

An expansion of existing **development**, including primary or accessory structures, utilities, parking lots, and other supporting infrastructure, beyond its existing physical footprint in a manner that necessitates ground or vegetation disturbance and carries risk of long-term or permanent adverse **environmental** impacts or **community impacts** that cannot be adequately mitigated.

### Urban Service

**Development** used to provide urban services such as child care service, community service, library, school, cemetery, detention facility, health care facility, or recycling drop-off centre.

# Appendix 1: Strategic Assessment Framework

## Overview

This framework provides a process for evaluating whether a proposed **development**, Plan amendment, or rezoning in the River Valley and Ravine System should proceed, and identifying the conditions under which it may proceed.

Detailed technical requirements associated with the strategic assessment shall be developed and updated by the department responsible for river valley strategic planning. Amendment to this framework may be required where changes to technical requirements impact key elements of the assessment, provided below, or the overall purpose of the assessment.

## Strategic Assessment

The purpose of the strategic assessment is to support decision-making on an application for proposed **development**, Plan amendment, or rezoning by evaluating the rationale; alignment with City policy and strategy, including the objectives and policies of the Plan; and, potential adverse impacts, at an early stage. This helps mitigate the risk of expending significant time and financial resources on the development of design and technical reporting for an application that ultimately may not align with the objectives and policies of the Plan.

## Strategic Assessment Requirements

The following considerations shall be addressed in the strategic assessment:

1. Project rationale and anticipated benefits;
2. Alignment with Plan policy direction;
3. Alignment with Ribbon of Green policy and spatial guidance on lands identified as River Valley Open Space as per Map 1;
4. Site rationale, necessity of a River Valley location, and alternatives considered;
5. For renewal projects or redevelopment on existing footprint, evaluation of opportunities to reduce the developed footprint and expand open space;
6. Overview of potential **environmental** impacts and **community impacts**, and associated mitigation measures; and
7. Completed or planned public, interested party, and Indigenous engagement.

# Appendix 2: Environmental Assessment Framework

## Environmental Assessment

The purpose of the environmental assessment is to support the identification, prediction, and evaluation of the potential **environmental** impacts of a proposed **development** in order to support mitigation of adverse impacts and application of the **mitigation hierarchy**. The environmental assessment is generally completed at later project stages, once information regarding the location and design is available, and site-specific analysis and technical studies can be completed.

Detailed technical requirements associated with the environmental assessment shall be developed and updated by the department responsible for river valley strategic planning. Amendment to this framework may be required where changes to technical requirements impact key elements of the assessment, provided below, or the overall purpose of the assessment.

## Environmental Assessment Requirements

The following considerations shall be addressed in the environmental assessment:

1. Project context, including project purpose, design, and construction approach;
2. Site context, including existing land uses and **environmental** conditions;
3. Assessment of potential direct, indirect, and cumulative **environmental** impacts of construction and operation;
4. Demonstrated application of the **mitigation hierarchy**;
5. Anticipated mitigation measures in alignment with the **mitigation hierarchy**;
6. Temporary, long-term, and permanent **environmental** changes and residual **environmental** impacts;
7. Severity and significance of residual **environmental** impacts;
8. **Environmental** monitoring requirements; and
9. Summary of feedback pertaining to the project or its **environmental** impacts from any public, interested party, and Indigenous engagement undertaken.

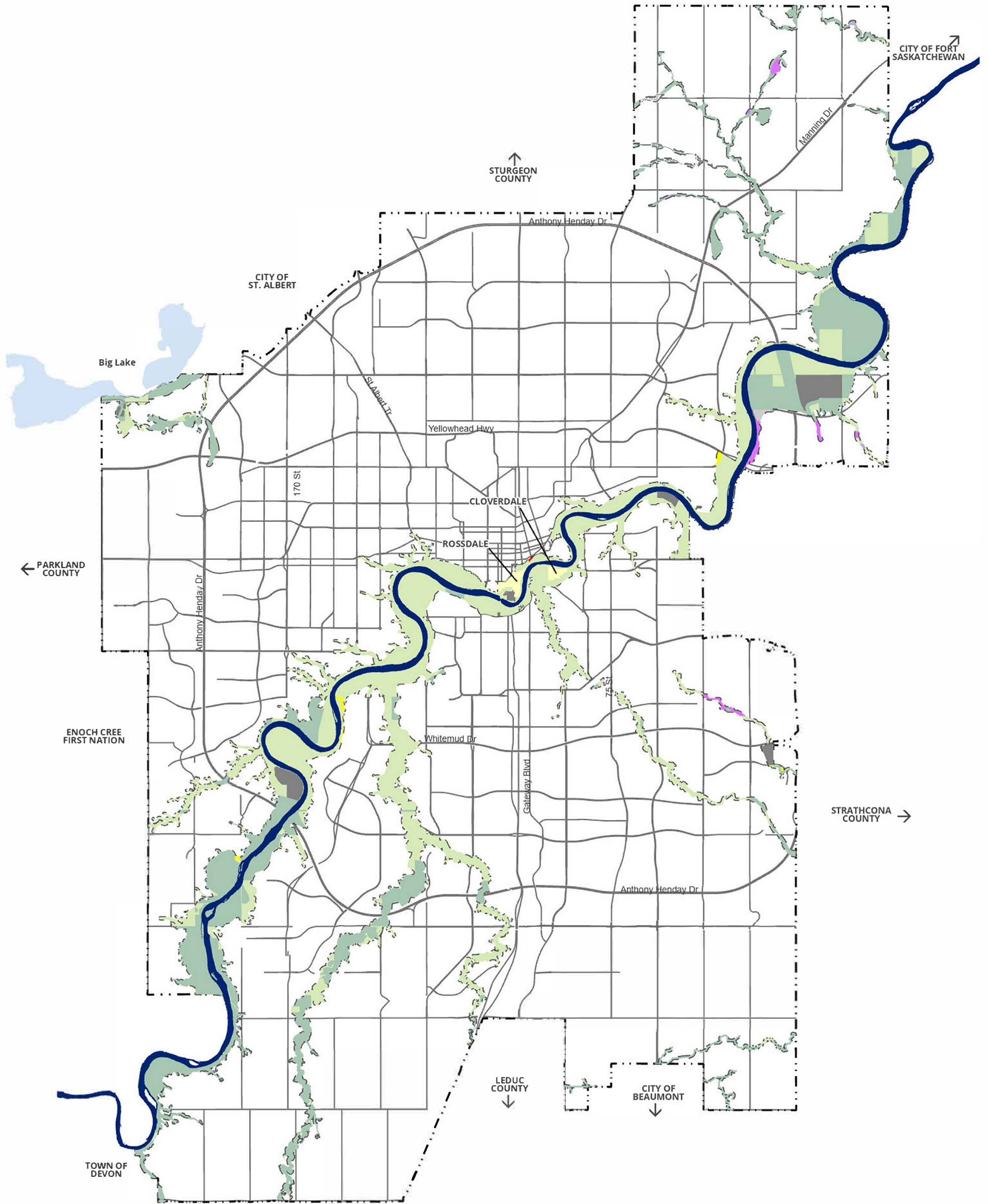
Assessment of **environmental** conditions and **environmental** impacts shall include, but not be limited to, the following components:

1. Hydrology;
2. Geology, Geomorphology, and Soils;
3. Vegetation and Habitat;
4. Wildlife and Wildlife Movement;
5. Historical and Archaeological Resources;
6. Noise, Odour, and Visual Impacts; and
7. Climate Adaptation and Mitigation.







# Map 1: Existing Land Use

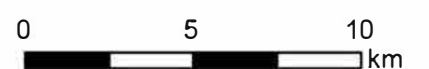
# EXISTING LAND USE

## Overview



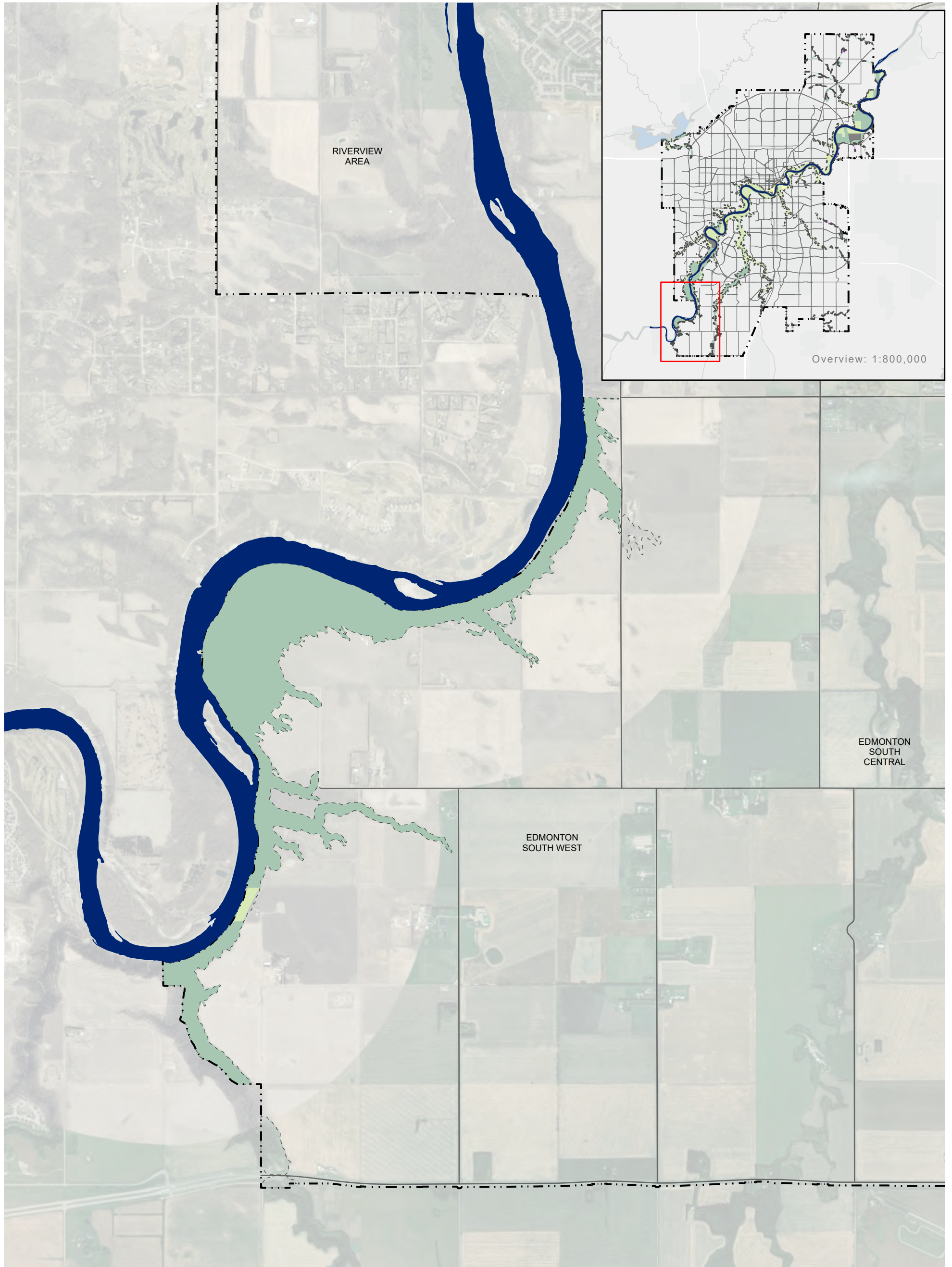
### LEGEND

- |  |   |  |
|--|---|--|
|  River Valley Open Space       |  Residential Community |  Big Lake                 |
|  Other Open Space/Agricultural |  Industrial            |  North Saskatchewan River |
|  Public Utility                |  Commercial            |  Plan Boundary            |
|  Other Public Utility          |  City Boundary         |  Major Road               |
|  Residential                   |   |  |
















# EXISTING LAND USE

## North Saskatchewan River Rabbit Hill Reach



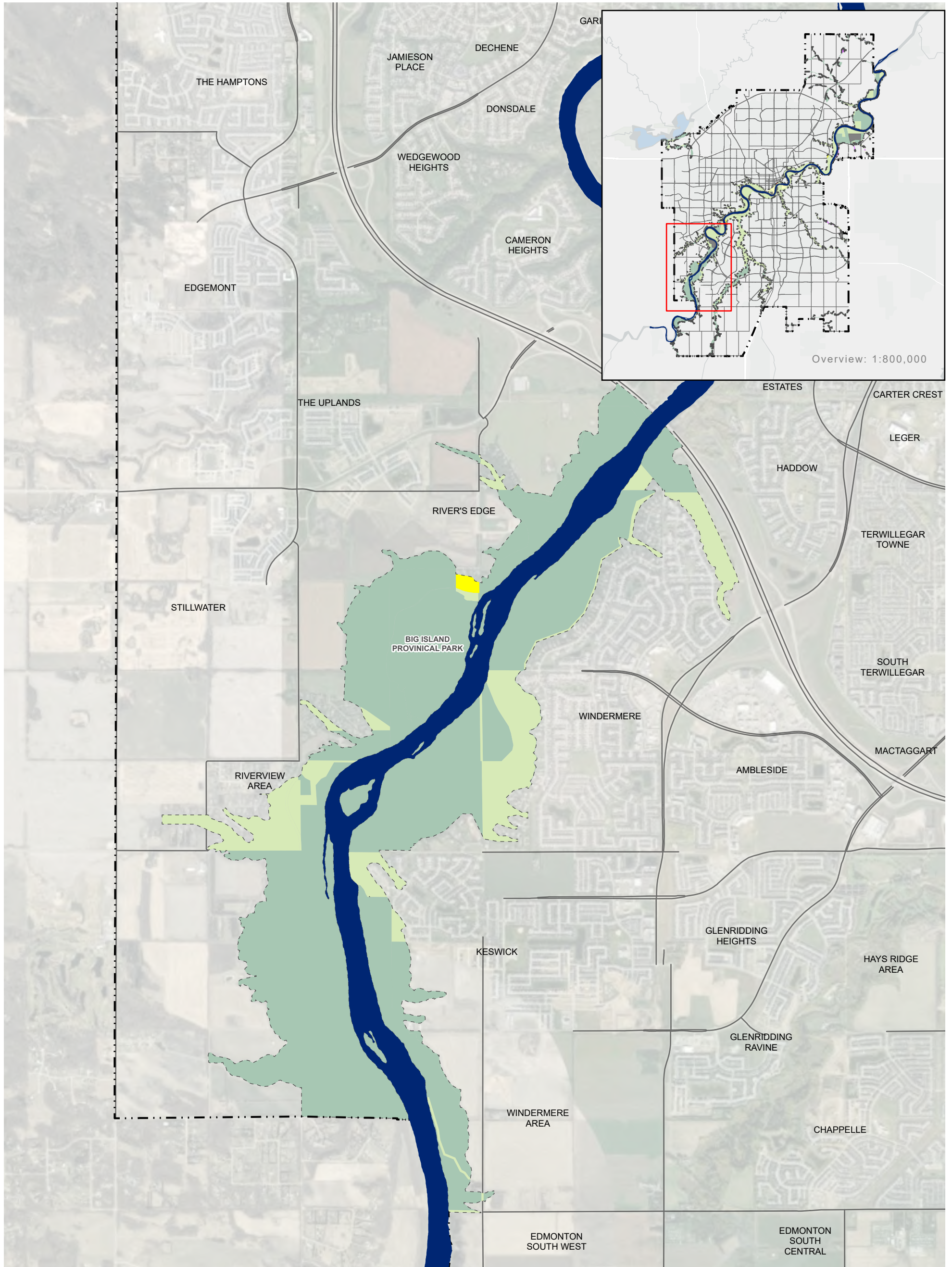
### LEGEND

- |  |   |  |
|--|---|--|
|  River Valley Open Space       |  Residential Community |  Big Lake                 |
|  Other Open Space/Agricultural |  Industrial            |  North Saskatchewan River |
|  Public Utility                |  Commercial            |  Plan Boundary            |
|  Other Public Utility          |  City Boundary         |  Major Road               |
|  Residential                   |   |  |
















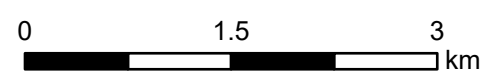
# EXISTING LAND USE

## Big Island + Woodbend Reach



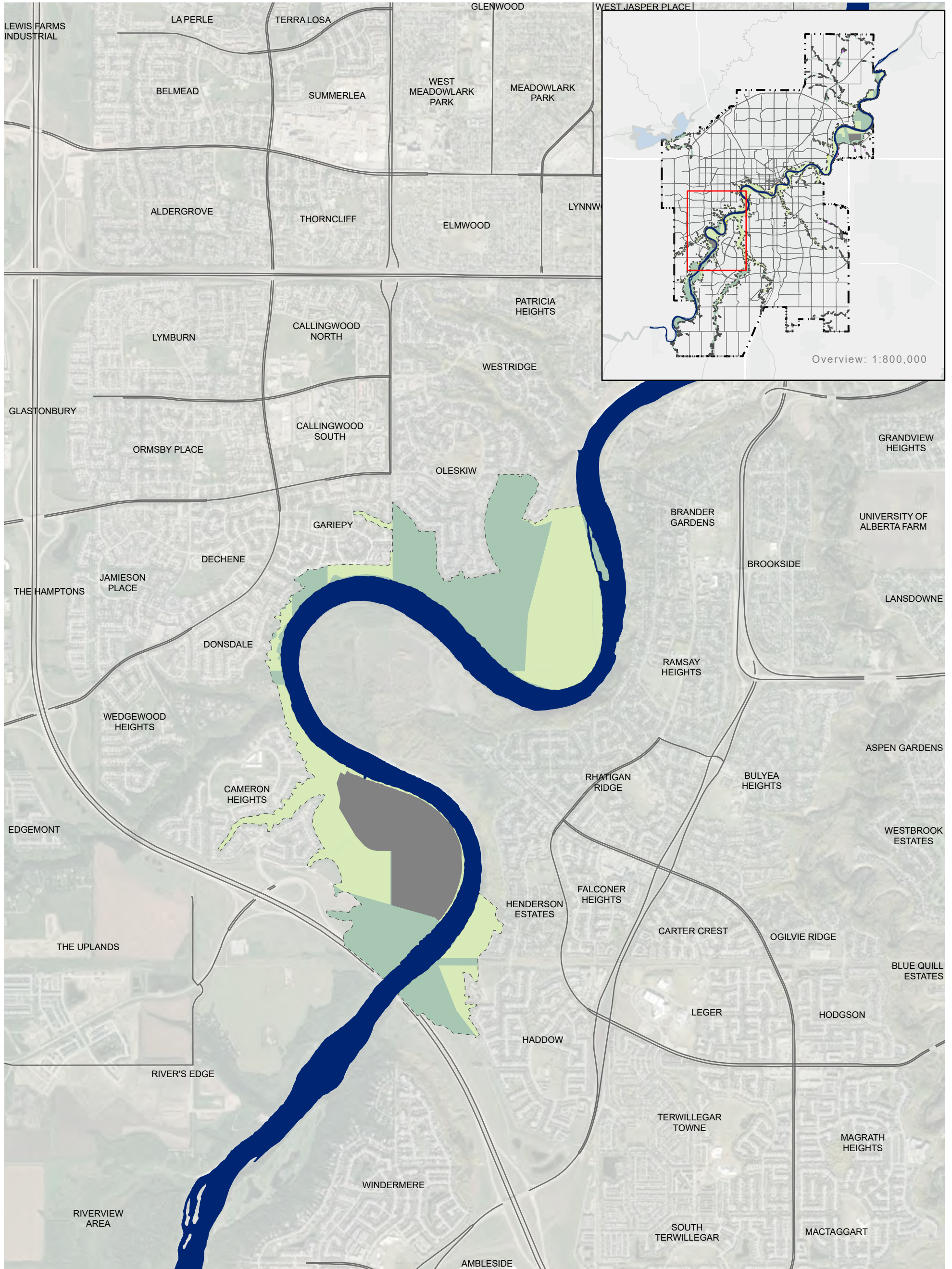
### LEGEND

- |  |   |  |
|--|---|--|
|  River Valley Open Space       |  Residential Community |  Big Lake                 |
|  Other Open Space/Agricultural |  Industrial            |  North Saskatchewan River |
|  Public Utility                |  Commercial            |  Plan Boundary            |
|  Other Public Utility          |  City Boundary         |  Major Road               |
|  Residential                   |   |  |
















# EXISTING LAND USE

## Cameron-Oleskiw River Valley Reach



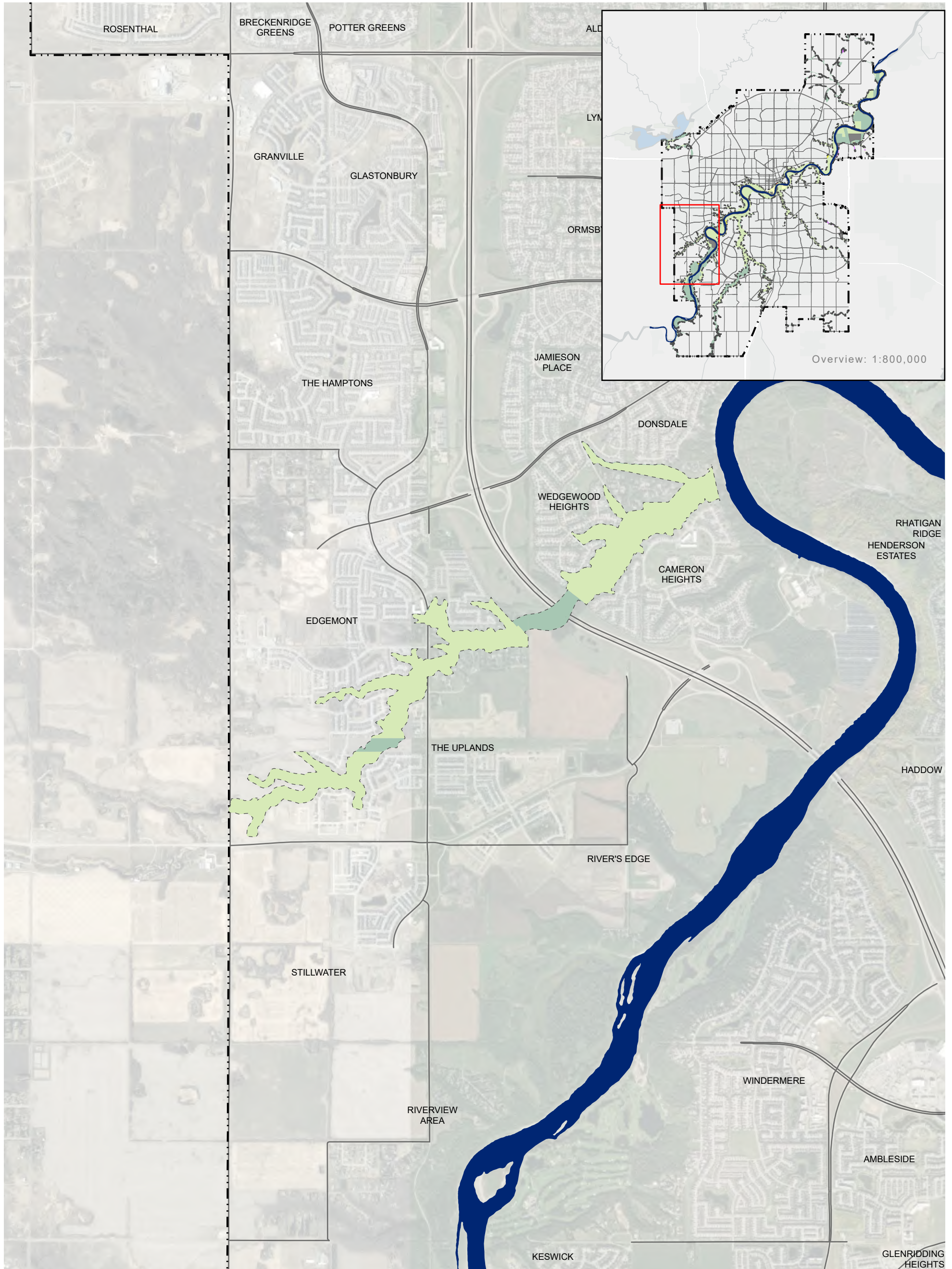
### LEGEND

- |  |   |  |
|--|---|--|
|  River Valley Open Space       |  Residential Community |  Big Lake                 |
|  Other Open Space/Agricultural |  Industrial            |  North Saskatchewan River |
|  Public Utility                |  Commercial            |  Plan Boundary            |
|  Other Public Utility          |  City Boundary         |  Major Road               |
|  Residential                   |   |  |
















# EXISTING LAND USE

## Wedgewood Ravine Reach



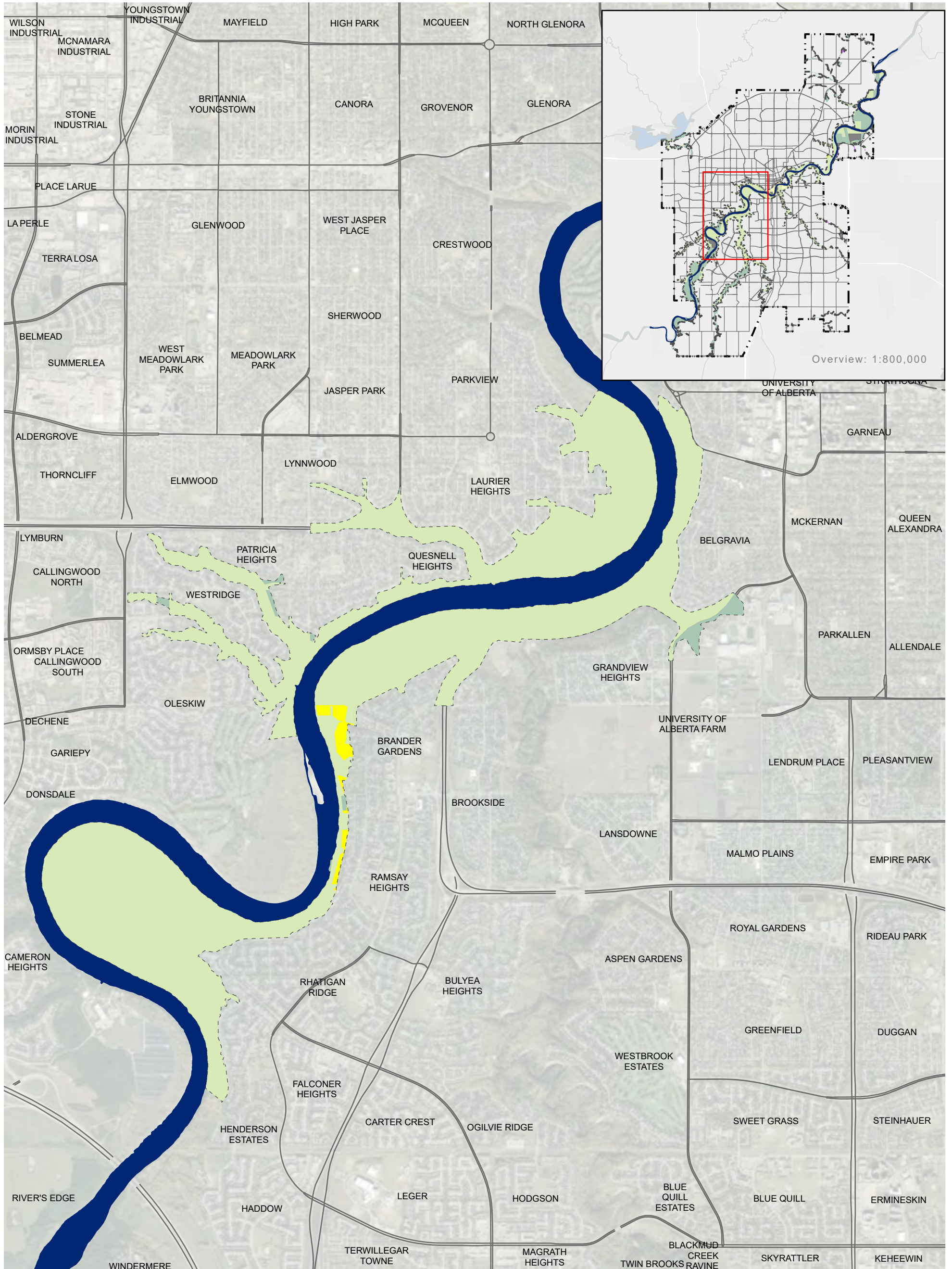
### LEGEND

- |  |   |  |
|--|---|--|
|  River Valley Open Space       |  Residential Community |  Big Lake                 |
|  Other Open Space/Agricultural |  Industrial            |  North Saskatchewan River |
|  Public Utility                |  Commercial            |  Plan Boundary            |
|  Other Public Utility          |  City Boundary         |  Major Road               |
|  Residential                   |   |  |
















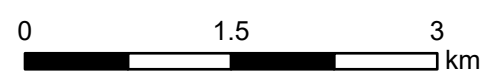
# EXISTING LAND USE

## North Saskatchewan West Reach



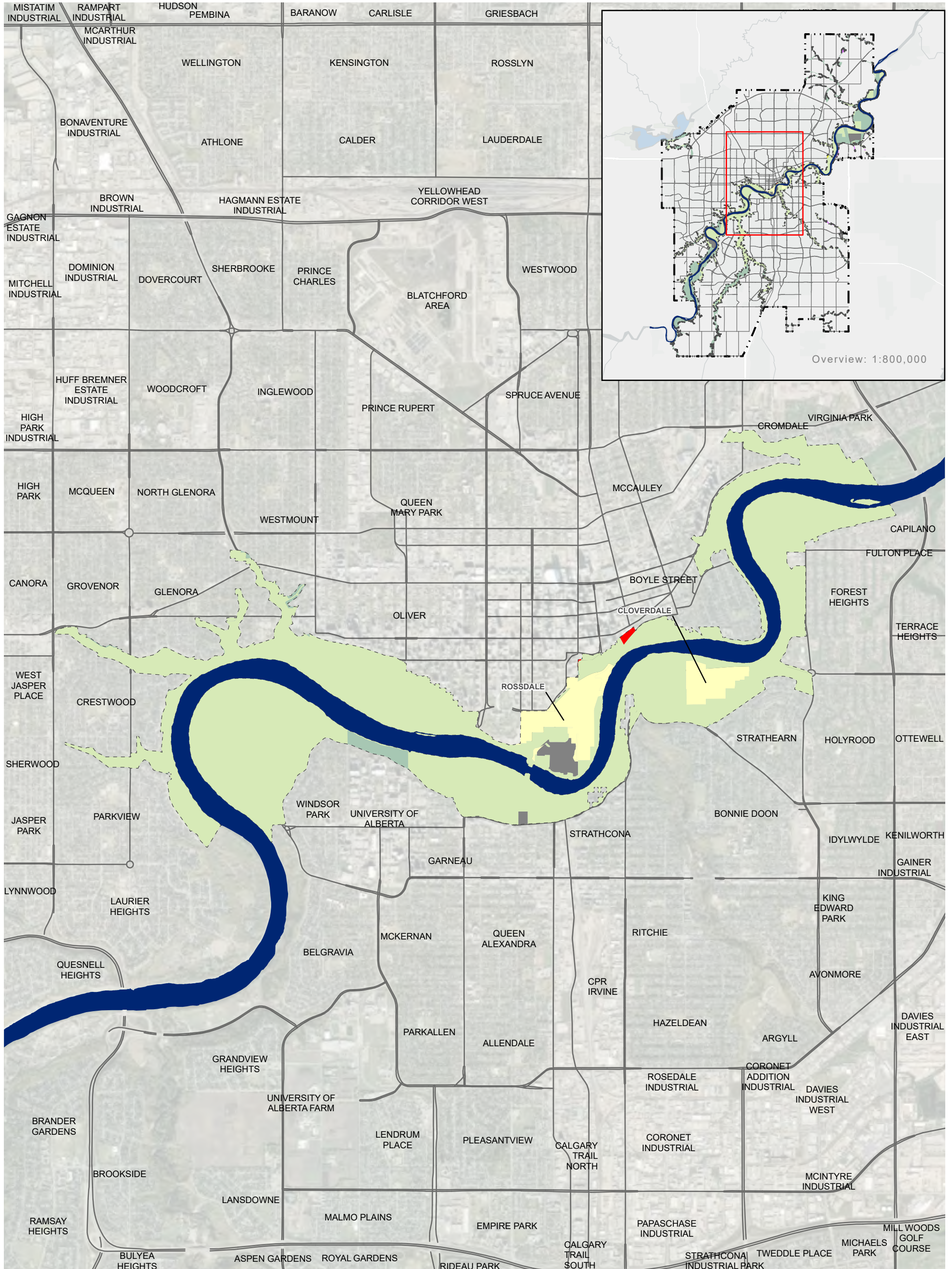
### LEGEND

- |  |   |  |
|--|---|--|
|  River Valley Open Space       |  Residential Community |  Big Lake                 |
|  Other Open Space/Agricultural |  Industrial            |  North Saskatchewan River |
|  Public Utility                |  Commercial            |  Plan Boundary            |
|  Other Public Utility          |  City Boundary         |  Major Road               |
|  Residential                   |   |  |
















# EXISTING LAND USE

## North Saskatchewan Central Reach



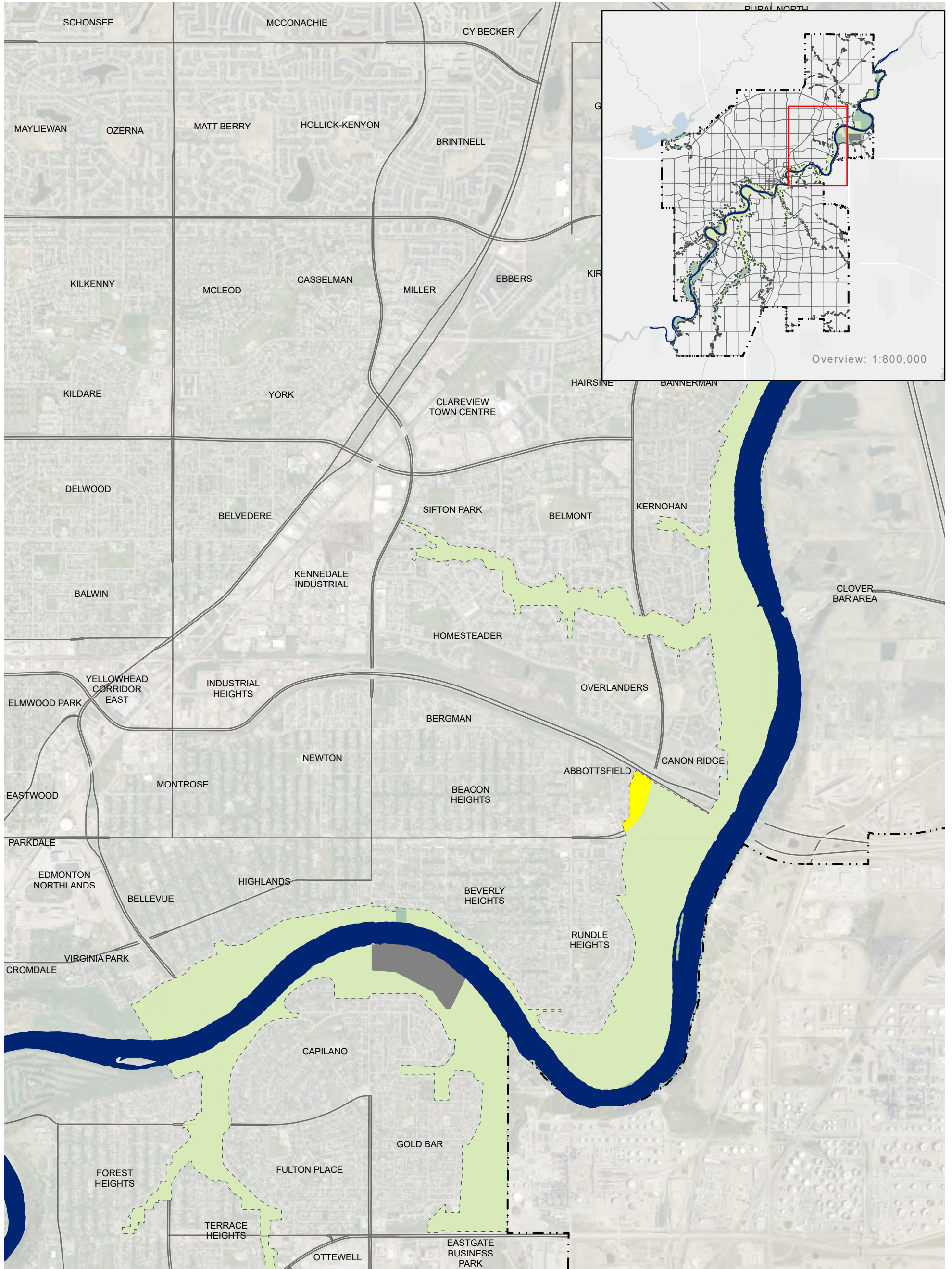
### LEGEND

- |  |   |  |
|--|---|--|
|  River Valley Open Space       |  Residential Community |  Big Lake                 |
|  Other Open Space/Agricultural |  Industrial            |  North Saskatchewan River |
|  Public Utility                |  Commercial            |  Plan Boundary            |
|  Other Public Utility          |  City Boundary         |  Major Road               |
|  Residential                   |   |  |
















# EXISTING LAND USE

## North Saskatchewan East Reach



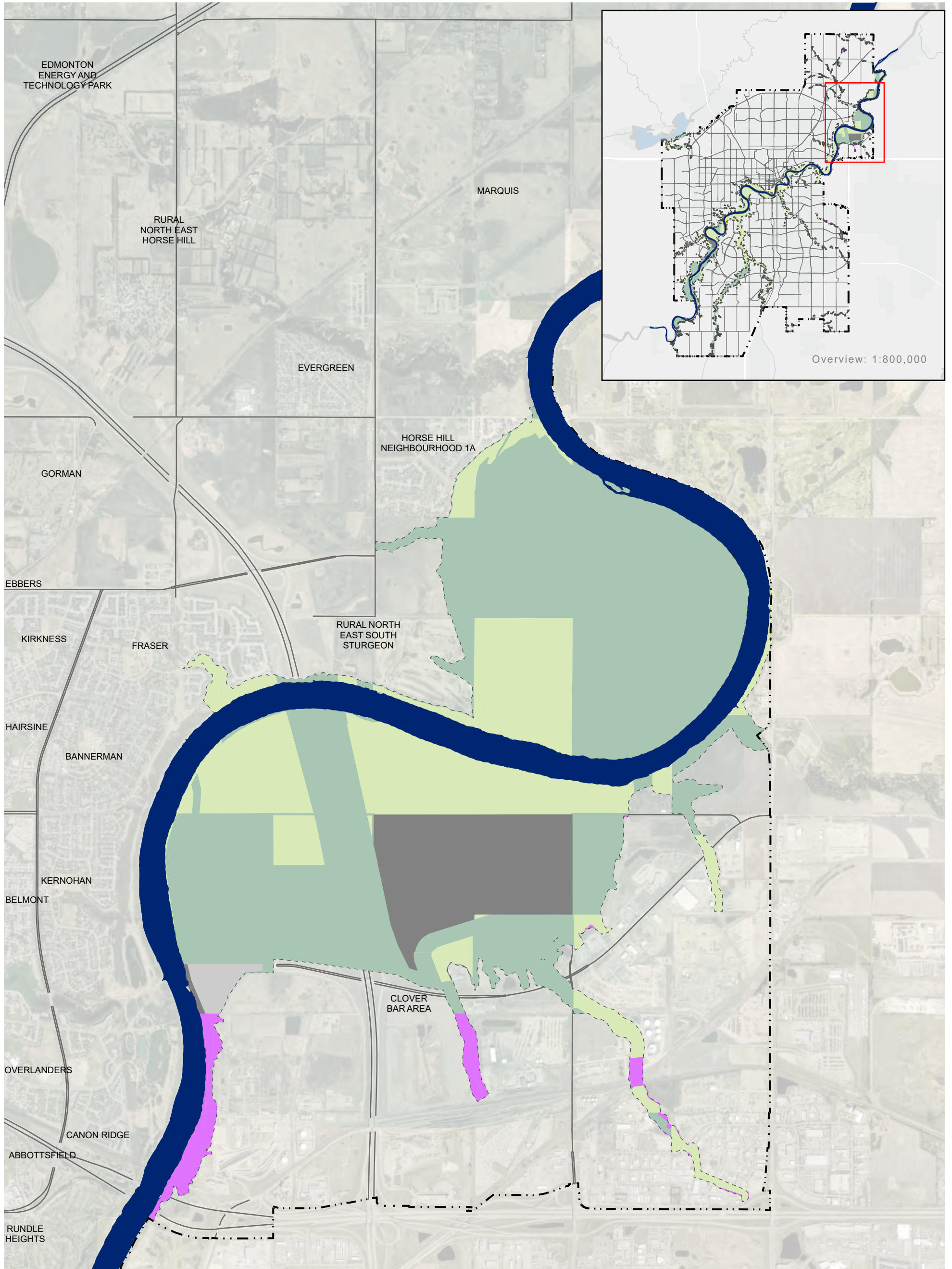
### LEGEND

- |  |   |  |
|--|---|--|
|  River Valley Open Space       |  Residential Community |  Big Lake                 |
|  Other Open Space/Agricultural |  Industrial            |  North Saskatchewan River |
|  Public Utility                |  Commercial            |  Plan Boundary            |
|  Other Public Utility          |  City Boundary         |  Major Road               |
|  Residential                   |   |  |
















# EXISTING LAND USE

## Edmonton East Reach



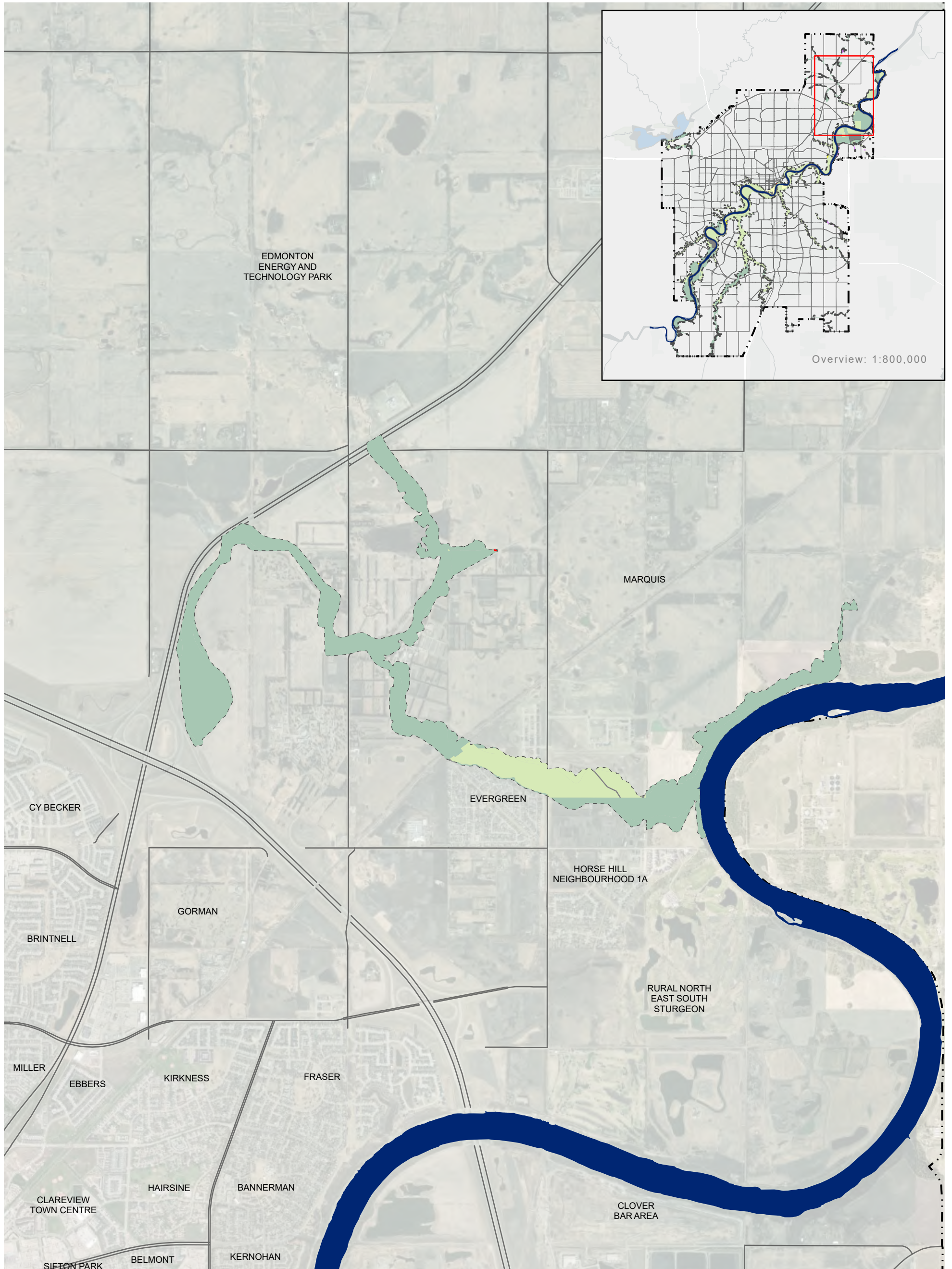
### LEGEND

- |  |   |  |
|--|---|--|
|  River Valley Open Space       |  Residential Community |  Big Lake                 |
|  Other Open Space/Agricultural |  Industrial            |  North Saskatchewan River |
|  Public Utility                |  Commercial            |  Plan Boundary            |
|  Other Public Utility          |  City Boundary         |  Major Road               |
|  Residential                   |   |  |
















# EXISTING LAND USE

## Horsehills Creek Ravine Reach



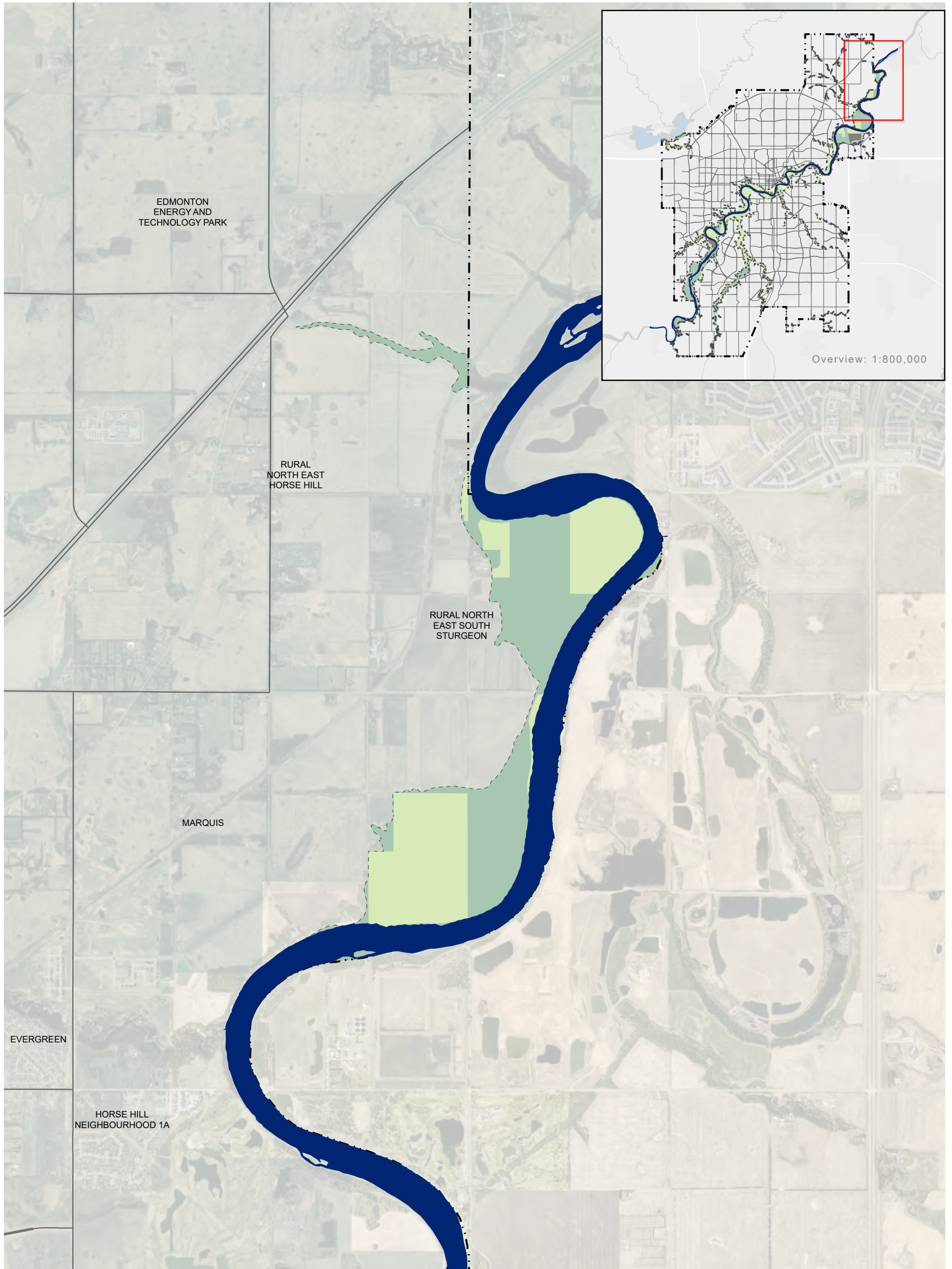
### LEGEND

- |  |   |  |
|--|---|--|
|  River Valley Open Space       |  Residential Community |  Big Lake                 |
|  Other Open Space/Agricultural |  Industrial            |  North Saskatchewan River |
|  Public Utility                |  Commercial            |  Plan Boundary            |
|  Other Public Utility          |  City Boundary         |  Major Road               |
|  Residential                   |   |  |
















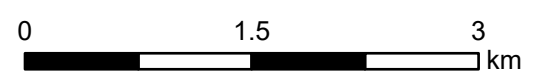
# EXISTING LAND USE

## Marquis River Valley Reach



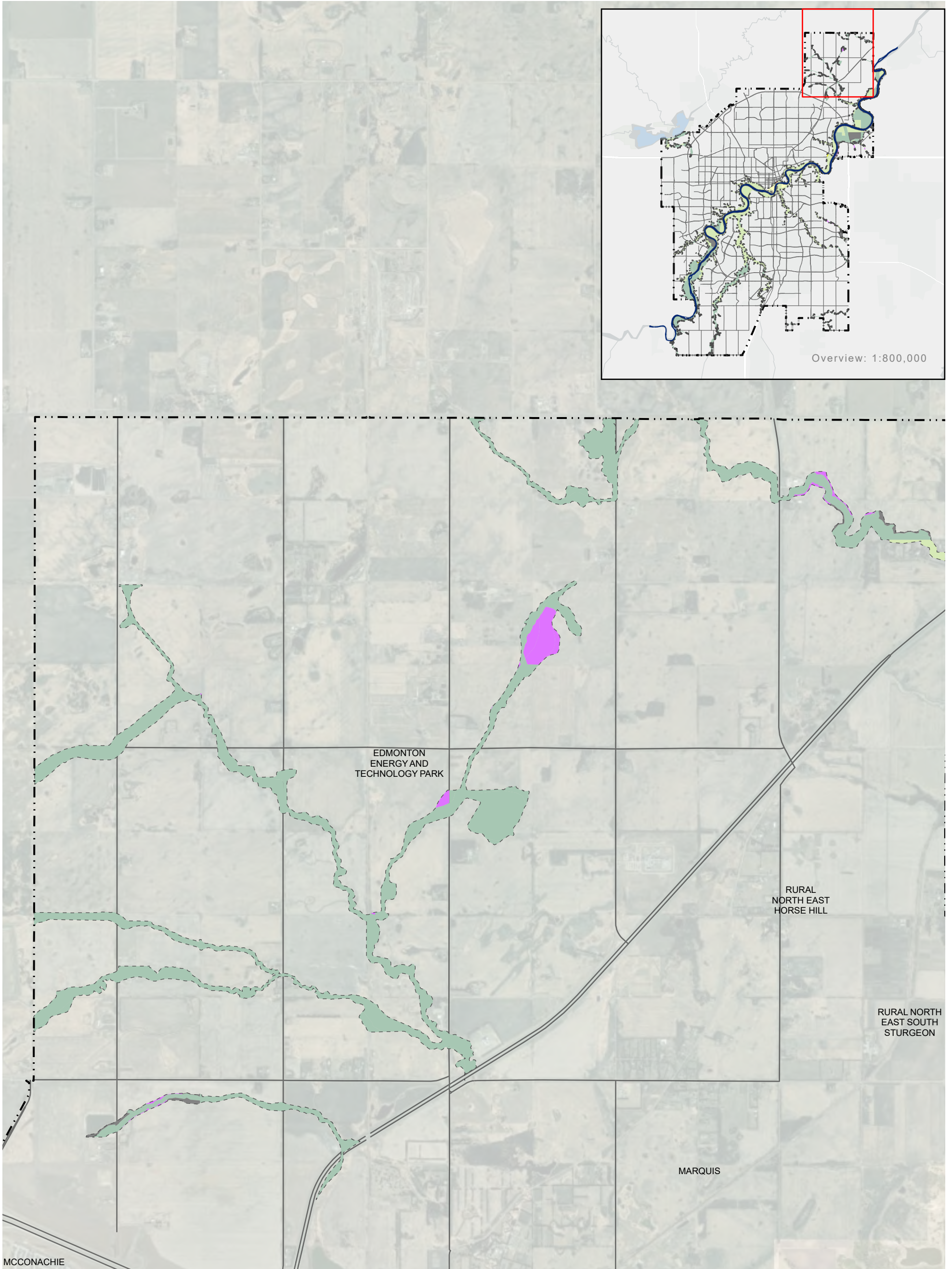
### LEGEND

- |  |   |  |
|--|---|--|
|  River Valley Open Space       |  Residential Community |  Big Lake                 |
|  Other Open Space/Agricultural |  Industrial            |  North Saskatchewan River |
|  Public Utility                |  Commercial            |  Plan Boundary            |
|  Other Public Utility          |  City Boundary         |  Major Road               |
|  Residential                   |   |  |
















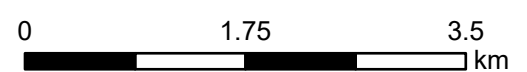
# EXISTING LAND USE

## Horsehills North Reach



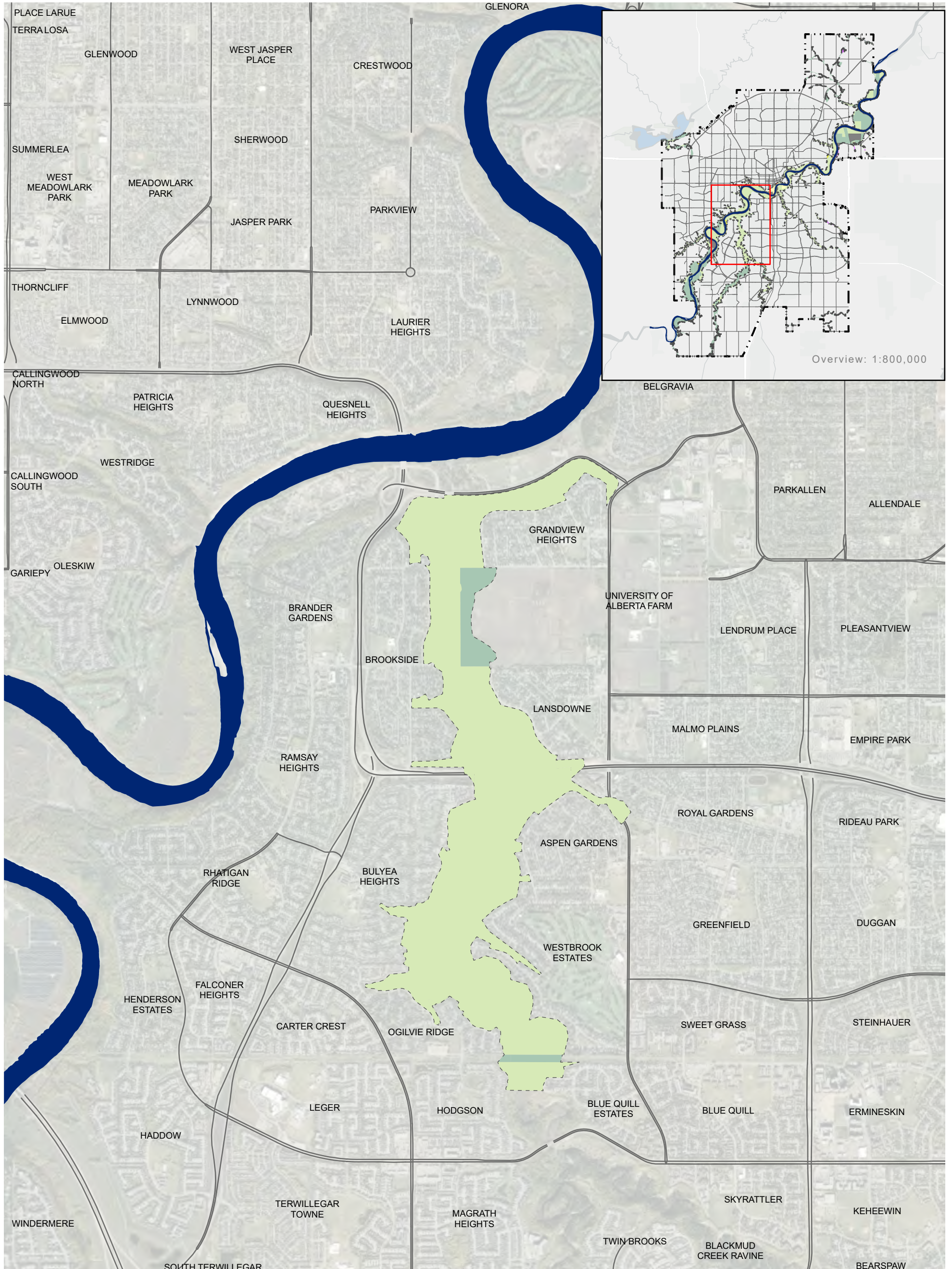
### LEGEND

- |  |   |  |
|--|---|--|
|  River Valley Open Space       |  Residential Community |  Big Lake                 |
|  Other Open Space/Agricultural |  Industrial            |  North Saskatchewan River |
|  Public Utility                |  Commercial            |  Plan Boundary            |
|  Other Public Utility          |  City Boundary         |  Major Road               |
|  Residential                   |   |  |



# EXISTING LAND USE

## Whitemud North Reach



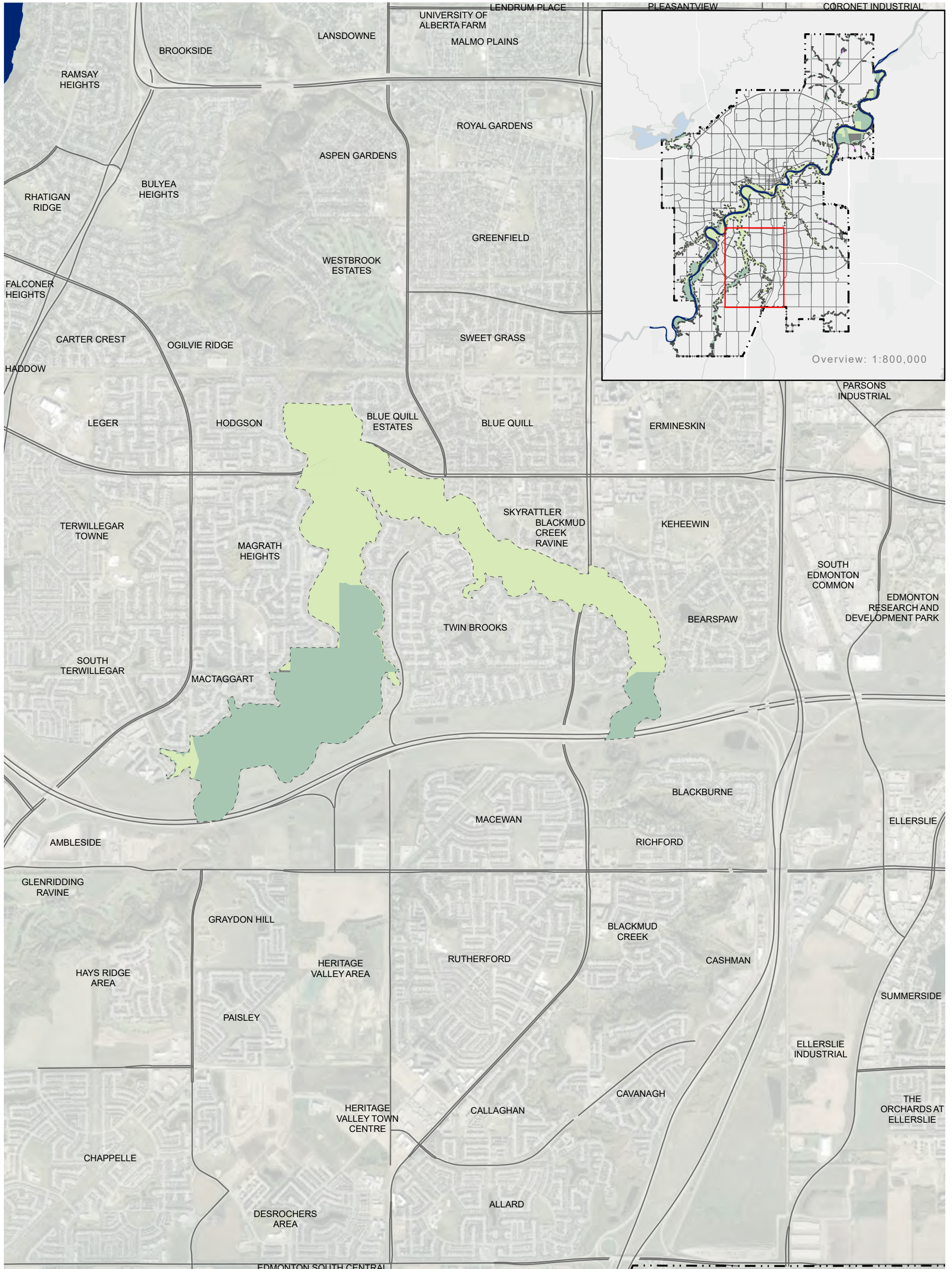
### LEGEND

- |                               |                       |                          |
|-------------------------------|-----------------------|--------------------------|
| River Valley Open Space       | Residential Community | Big Lake                 |
| Other Open Space/Agricultural | Industrial            | North Saskatchewan River |
| Public Utility                | Commercial            | Plan Boundary            |
| Other Public Utility          | City Boundary         | Major Road               |
| Residential                   |                       |                          |
















# EXISTING LAND USE

## The Confluence Reach



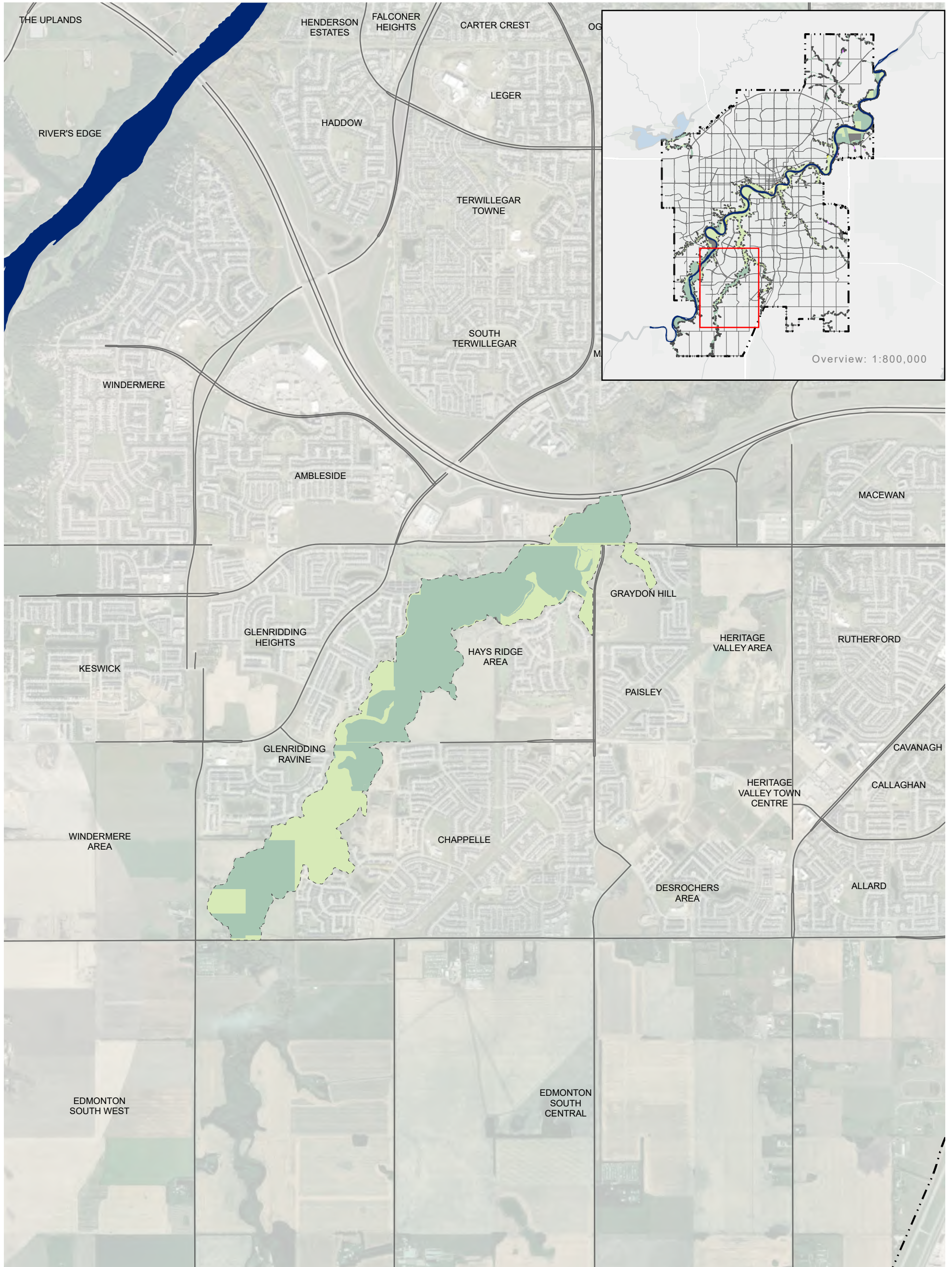
### LEGEND

- |  |   |  |
|--|---|--|
|  River Valley Open Space       |  Residential Community |  Big Lake                 |
|  Other Open Space/Agricultural |  Industrial            |  North Saskatchewan River |
|  Public Utility                |  Commercial            |  Plan Boundary            |
|  Other Public Utility          |  City Boundary         |  Major Road               |
|  Residential                   |   |  |
















# EXISTING LAND USE

## Whitemud Ravine Reach



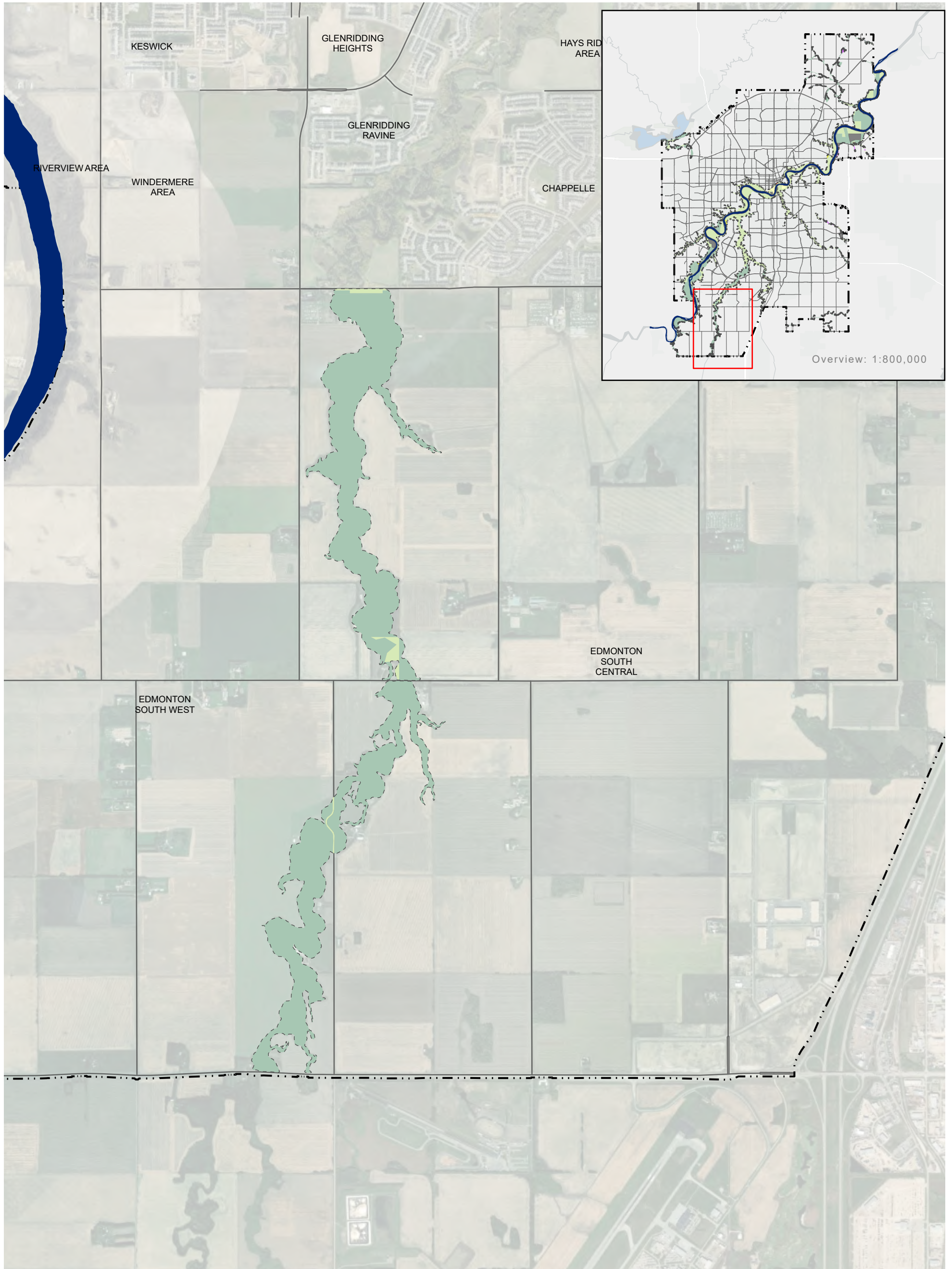
### LEGEND

- |  |   |  |
|--|---|--|
|  River Valley Open Space       |  Residential Community |  Big Lake                 |
|  Other Open Space/Agricultural |  Industrial            |  North Saskatchewan River |
|  Public Utility                |  Commercial            |  Plan Boundary            |
|  Other Public Utility          |  City Boundary         |  Major Road               |
|  Residential                   |   |  |
















# EXISTING LAND USE

## Whitemud Headwaters Reach



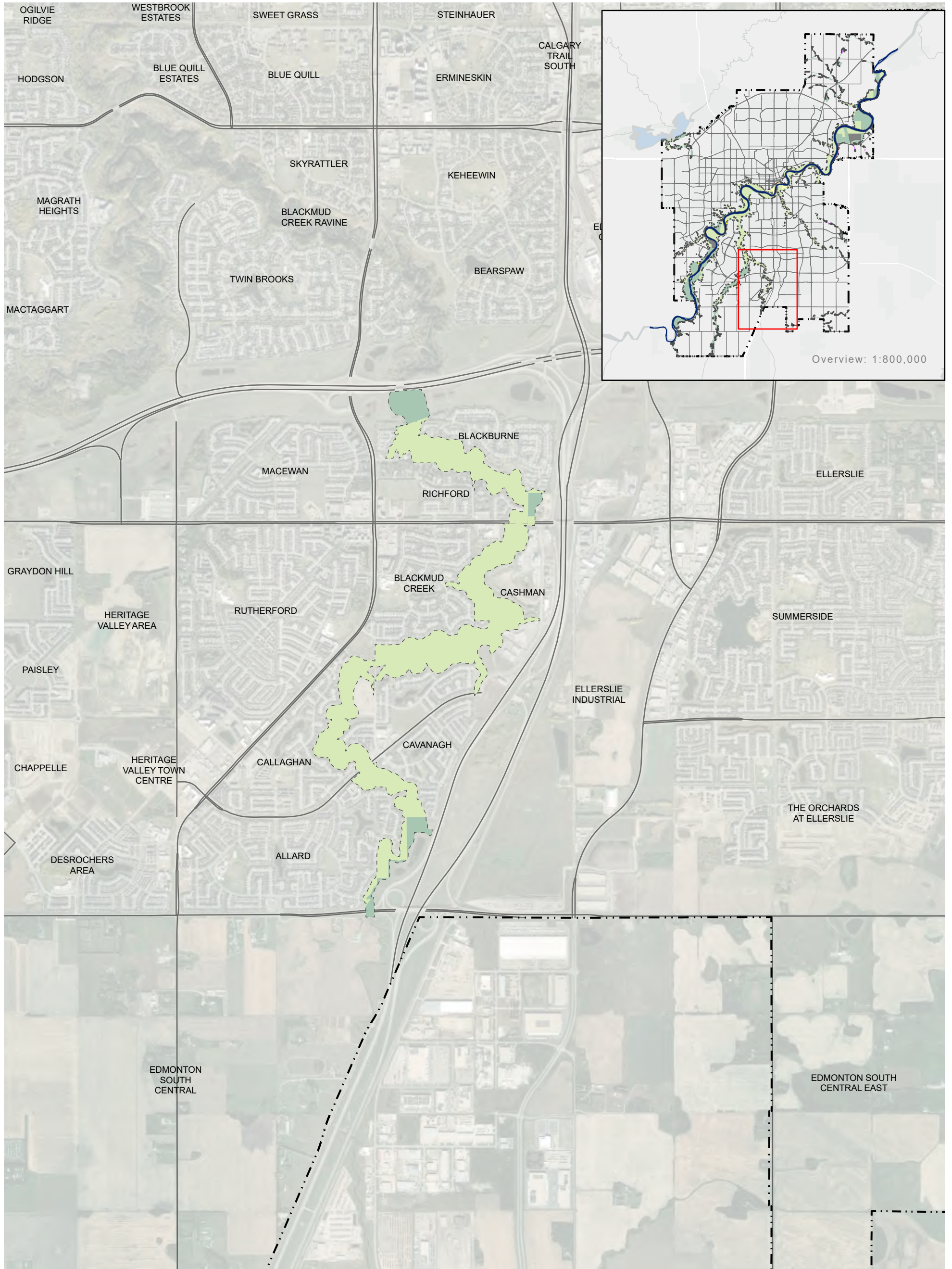
### LEGEND

- |  |   |  |
|--|---|--|
|  River Valley Open Space       |  Residential Community |  Big Lake                 |
|  Other Open Space/Agricultural |  Industrial            |  North Saskatchewan River |
|  Public Utility                |  Commercial            |  Plan Boundary            |
|  Other Public Utility          |  City Boundary         |  Major Road               |
|  Residential                   |   |  |
















# EXISTING LAND USE

## Blackmud Ravine Reach



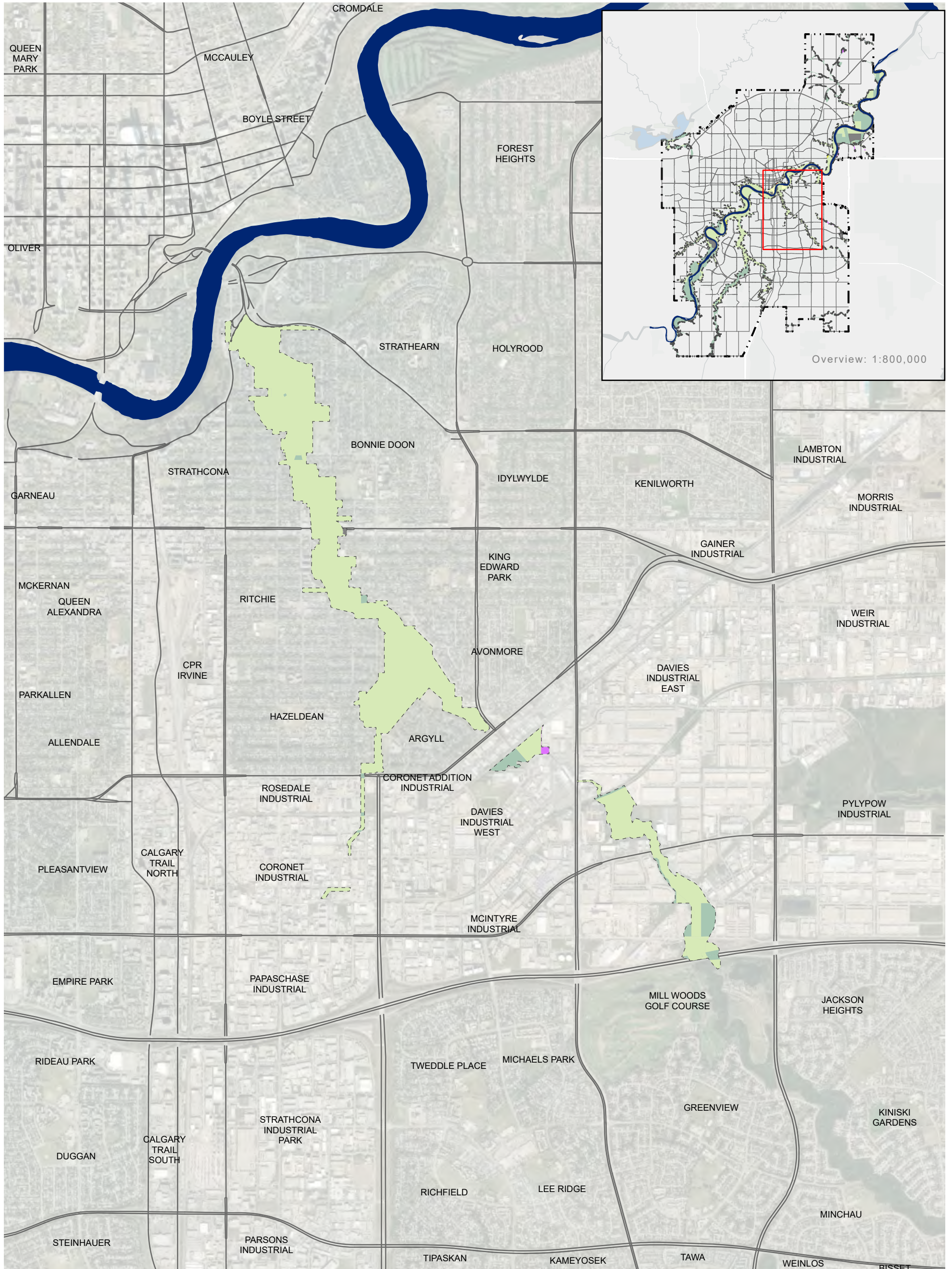
### LEGEND

- |  |   |  |
|--|---|--|
|  River Valley Open Space       |  Residential Community |  Big Lake                 |
|  Other Open Space/Agricultural |  Industrial            |  North Saskatchewan River |
|  Public Utility                |  Commercial            |  Plan Boundary            |
|  Other Public Utility          |  City Boundary         |  Major Road               |
|  Residential                   |   |  |
















# EXISTING LAND USE

## Mill Creek North Reach



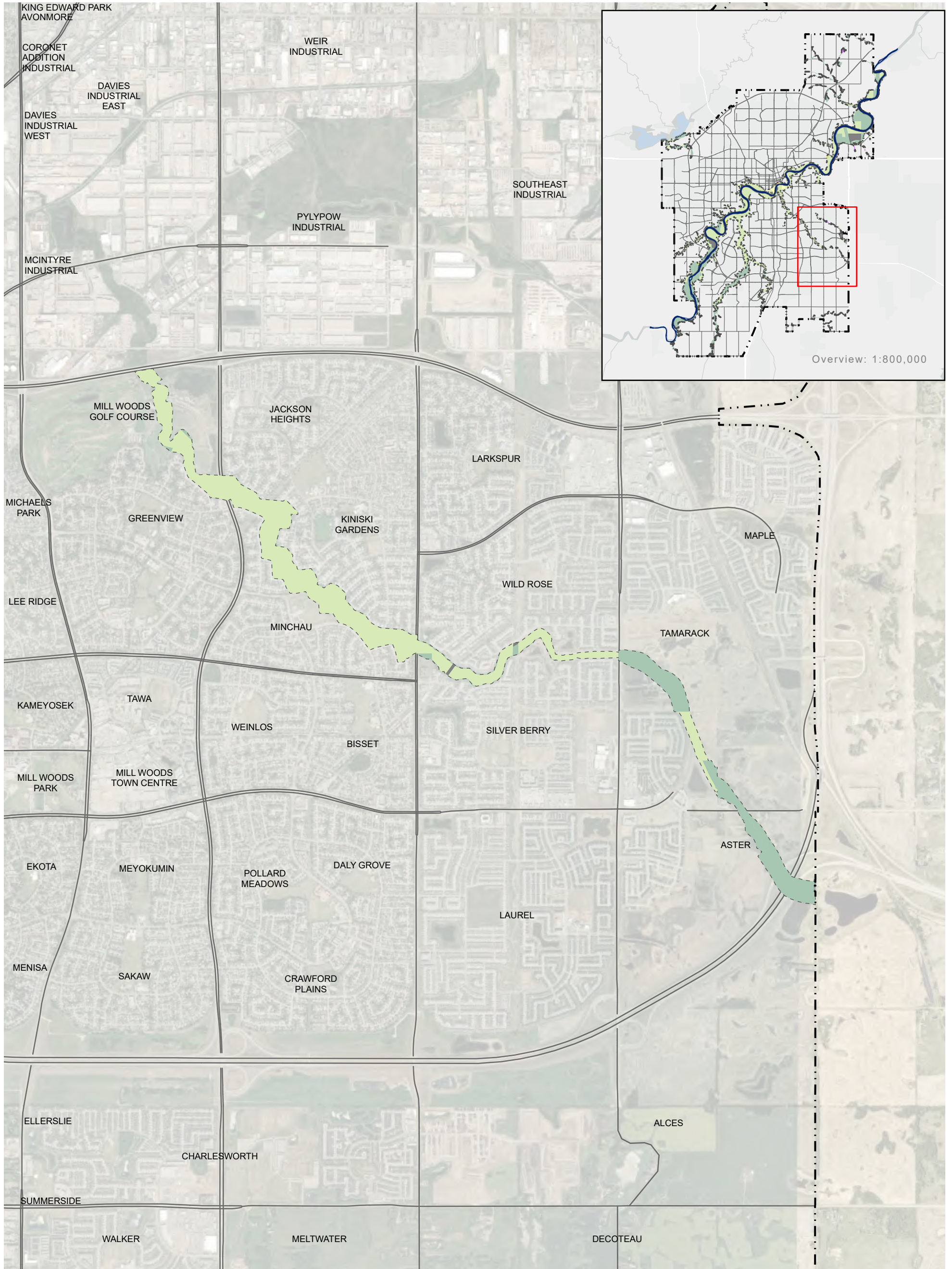
### LEGEND

- |  |   |  |
|--|---|--|
|  River Valley Open Space       |  Residential Community |  Big Lake                 |
|  Other Open Space/Agricultural |  Industrial            |  North Saskatchewan River |
|  Public Utility                |  Commercial            |  Plan Boundary            |
|  Other Public Utility          |  City Boundary         |  Major Road               |
|  Residential                   |   |  |
















# EXISTING LAND USE

## Mill Creek South Reach



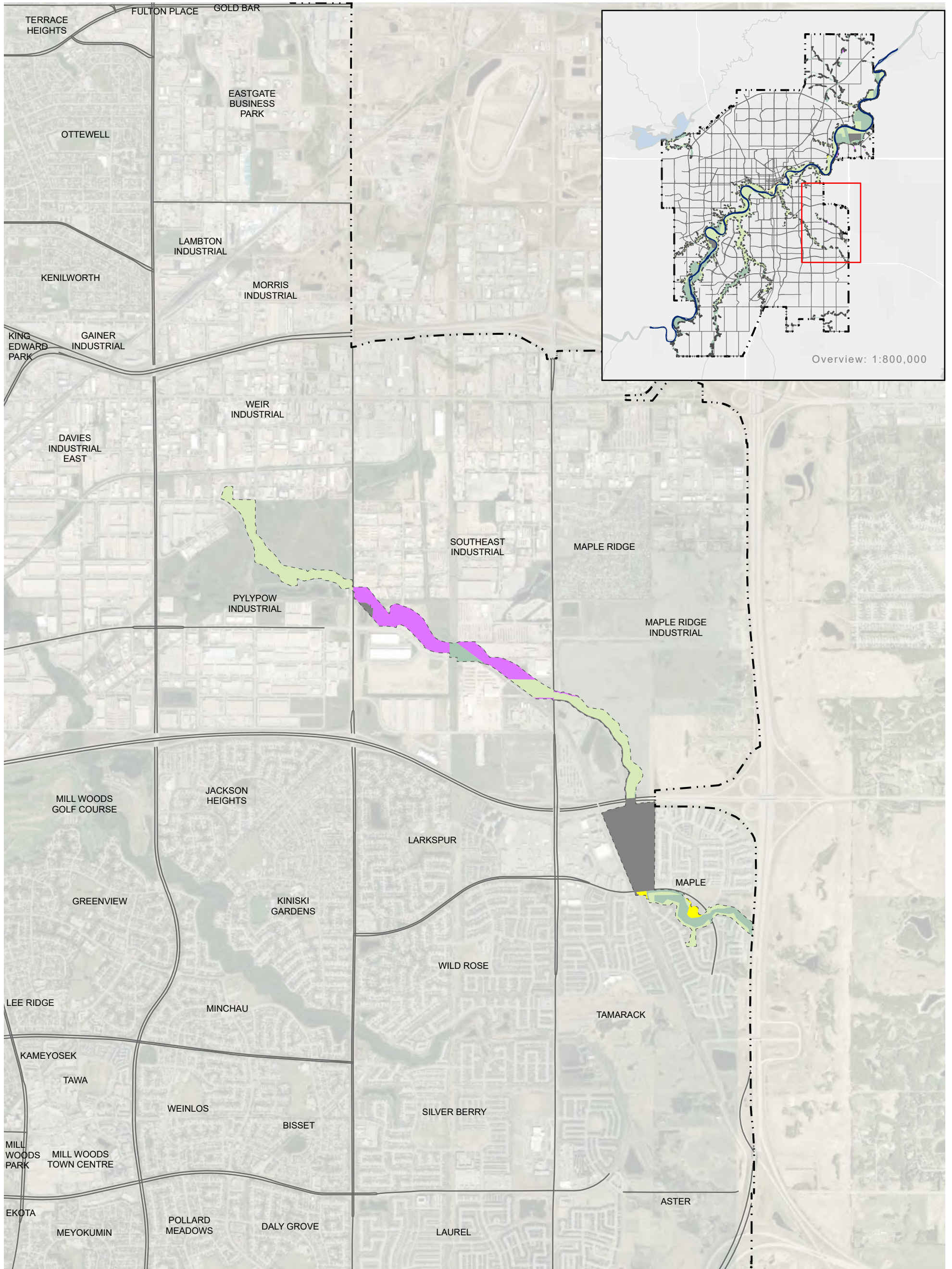
### LEGEND

- |  |   |  |
|--|---|--|
|  River Valley Open Space       |  Residential Community |  Big Lake                 |
|  Other Open Space/Agricultural |  Industrial            |  North Saskatchewan River |
|  Public Utility                |  Commercial            |  Plan Boundary            |
|  Other Public Utility          |  City Boundary         |  Major Road               |
|  Residential                   |   |  |
















# EXISTING LAND USE

## East Ravines Reach



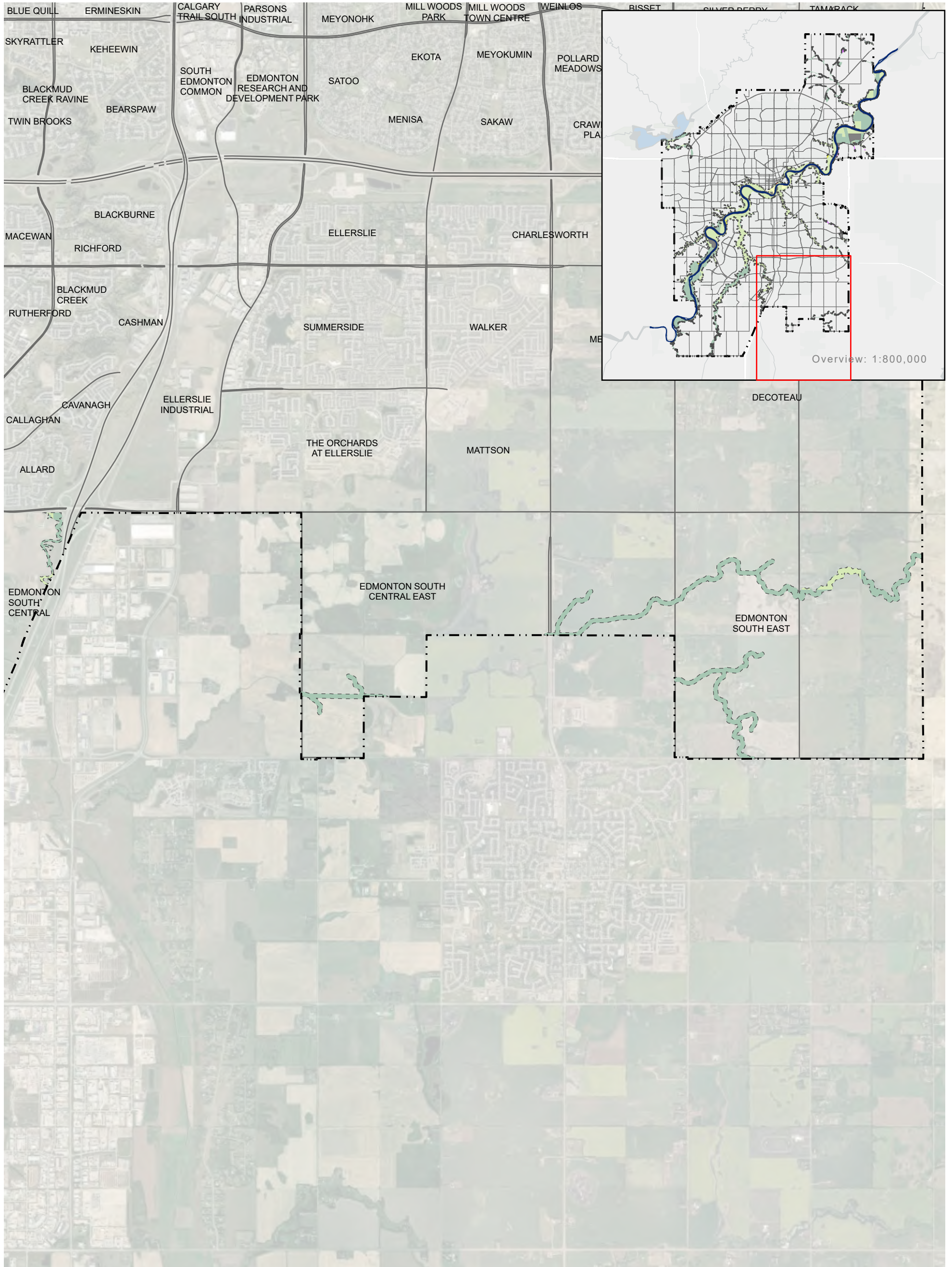
### LEGEND

- |  |   |  |
|--|---|--|
|  River Valley Open Space       |  Residential Community |  Big Lake                 |
|  Other Open Space/Agricultural |  Industrial            |  North Saskatchewan River |
|  Public Utility                |  Commercial            |  Plan Boundary            |
|  Other Public Utility          |  City Boundary         |  Major Road               |
|  Residential                   |   |  |
















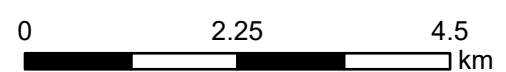
# EXISTING LAND USE

## Irvine Creek to Blackmud South Reach



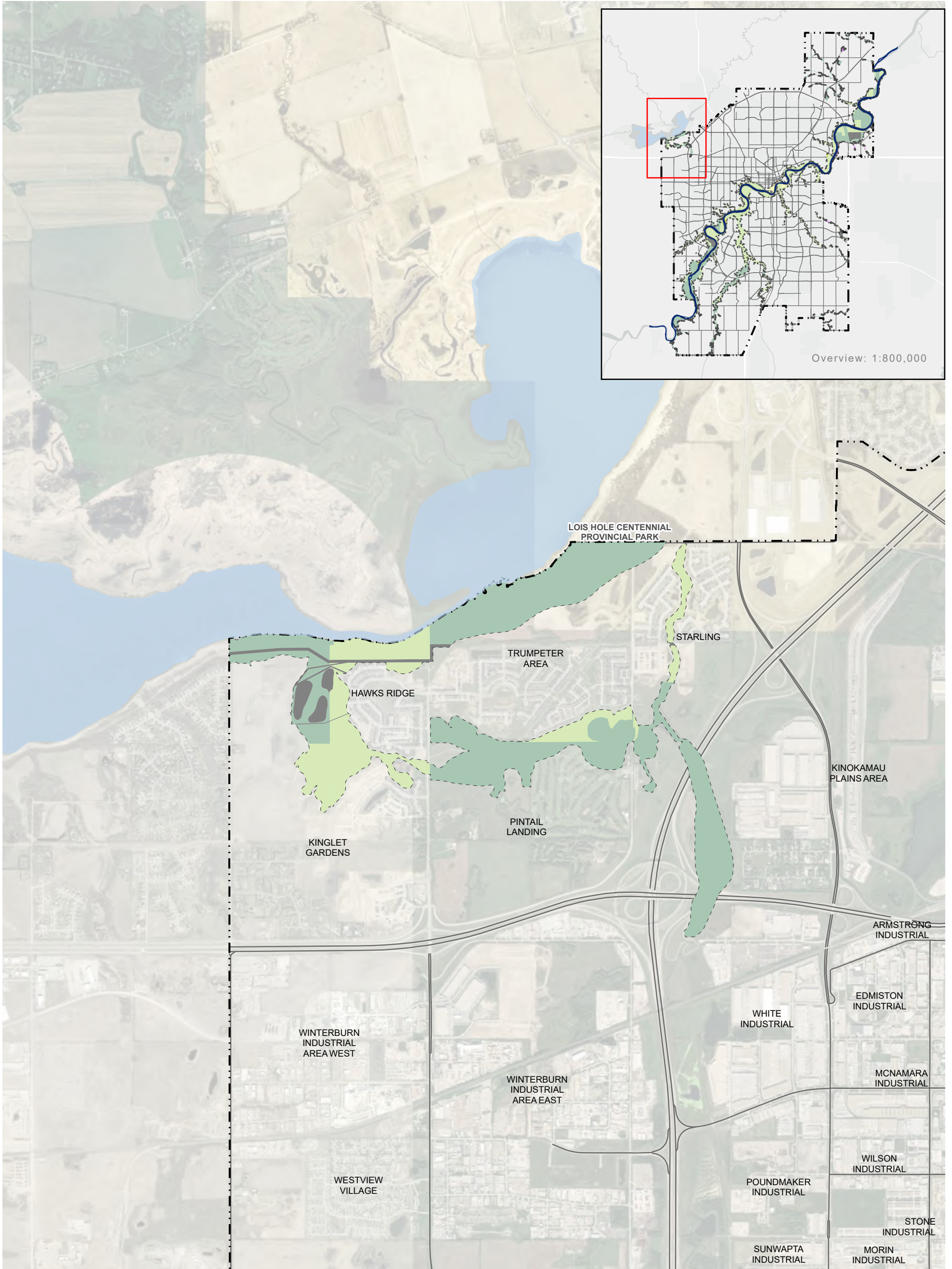
### LEGEND

- |  |   |  |
|--|---|--|
|  River Valley Open Space       |  Residential Community |  Big Lake                 |
|  Other Open Space/Agricultural |  Industrial            |  North Saskatchewan River |
|  Public Utility                |  Commercial            |  Plan Boundary            |
|  Other Public Utility          |  City Boundary         |  Major Road               |
|  Residential                   |   |  |
















# EXISTING LAND USE

## Big Lake Reach



### LEGEND

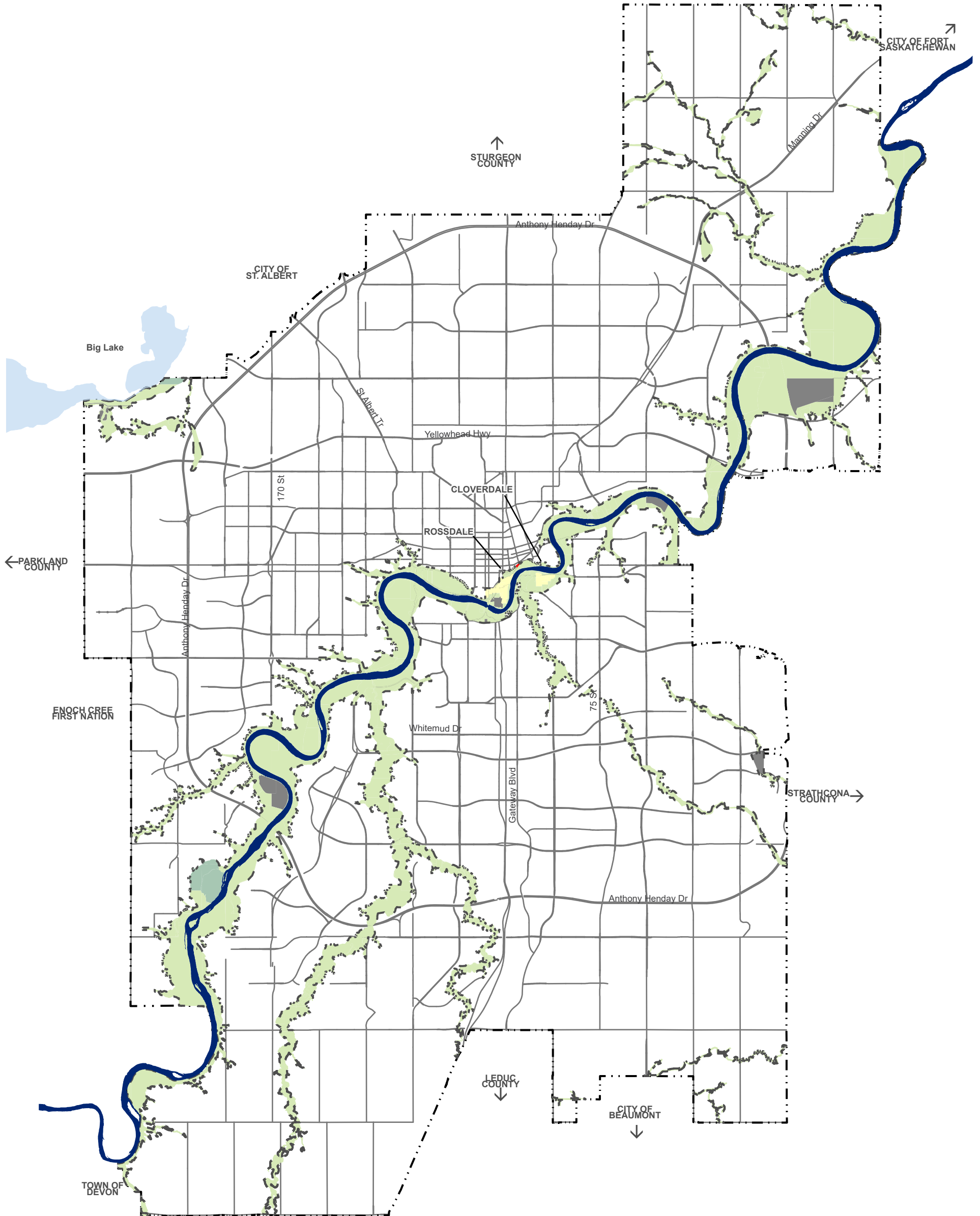
- |  |   |  |
|--|---|--|
|  River Valley Open Space       |  Residential Community |  Big Lake                 |
|  Other Open Space/Agricultural |  Industrial            |  North Saskatchewan River |
|  Public Utility                |  Commercial            |  Plan Boundary            |
|  Other Public Utility          |  City Boundary         |  Major Road               |
|  Residential                   |   |  |













## **Map 2: Potential Land Use Pattern**

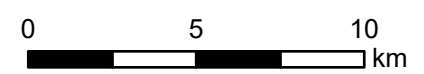
# POTENTIAL LAND USE PATTERN

## Overview



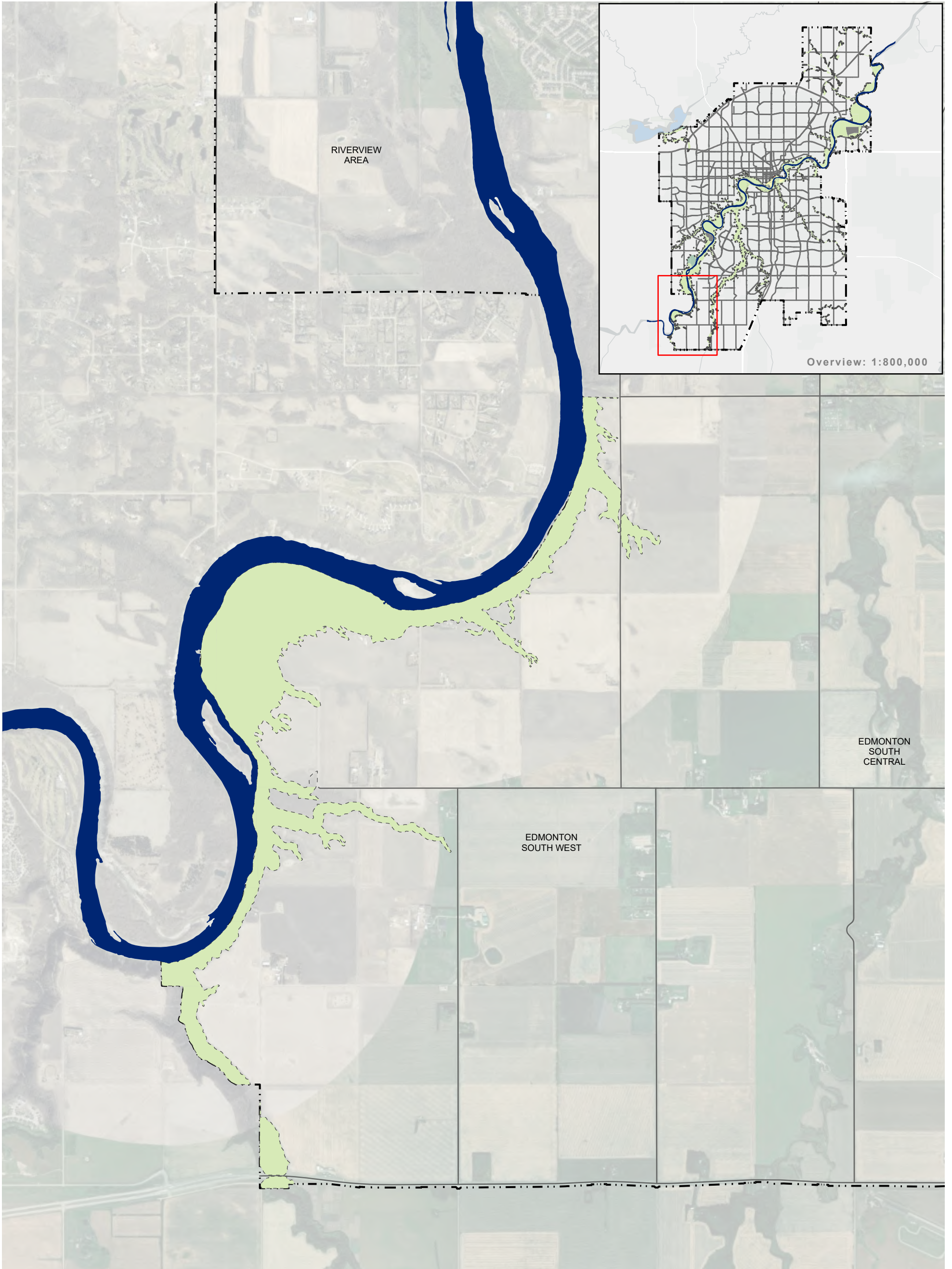
### LEGEND

- |   |   |  |
|---|---|--|
|  River Valley Open Space |  Commercial                        |  North Saskatchewan River |
|  Public Utility          |  Other Open Space/<br>Agricultural |  Big Lake                 |
|  Residential Community   |  City Boundary                     |  Major Road               |
|  Plan Boundary           |   |  |



# POTENTIAL LAND USE PATTERN

## North Saskatchewan River Rabbit Hill Reach



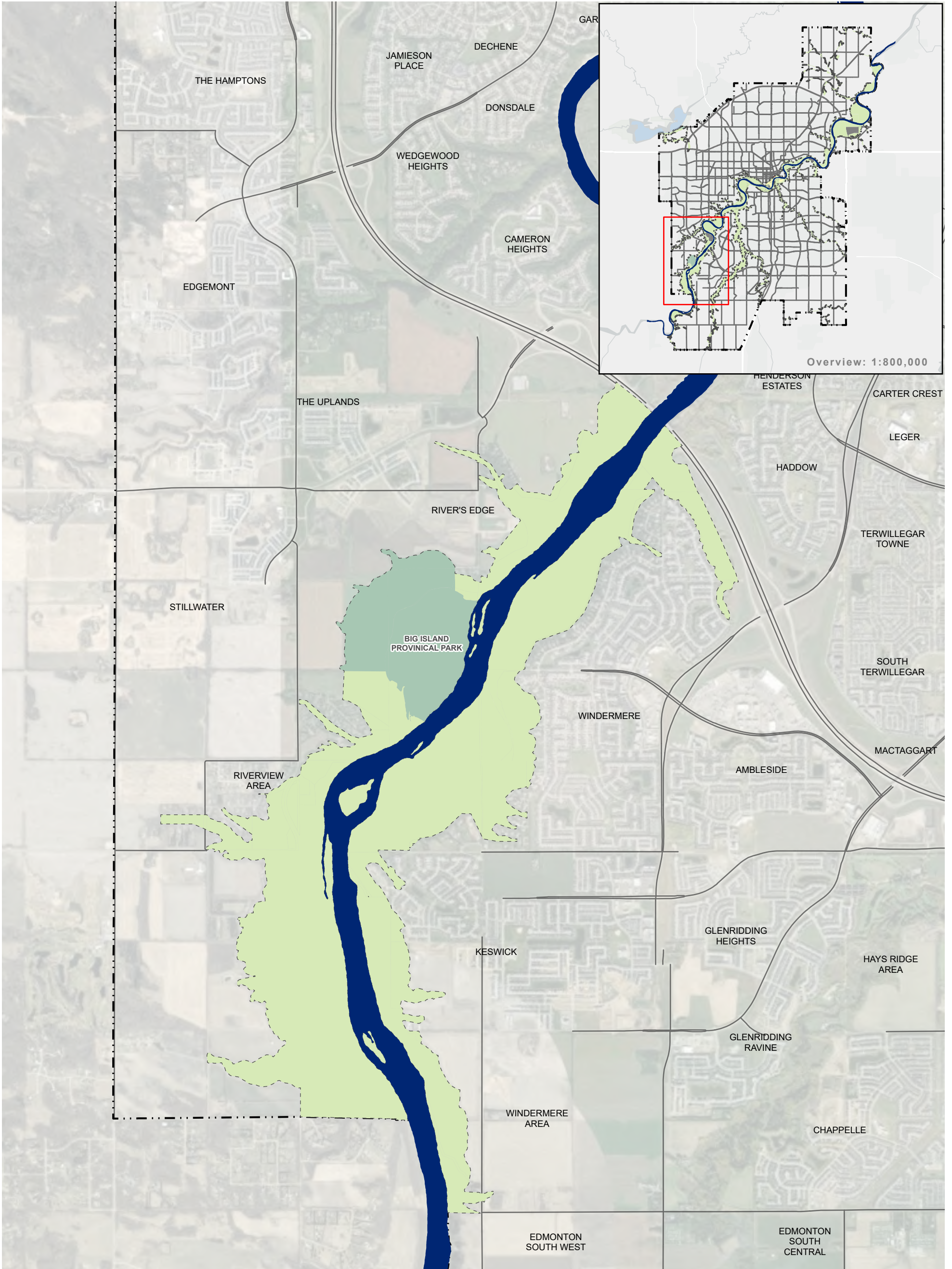
### LEGEND

- |                         |                                   |                          |
|-------------------------|-----------------------------------|--------------------------|
| River Valley Open Space | Commercial                        | North Saskatchewan River |
| Public Utility          | Other Open Space/<br>Agricultural | Big Lake                 |
| Residential Community   | City Boundary                     | Major Road               |
| Plan Boundary           |                                   |                          |













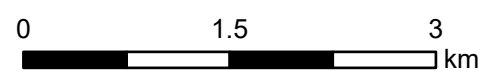
# POTENTIAL LAND USE PATTERN

## Big Island + Woodbend Reach



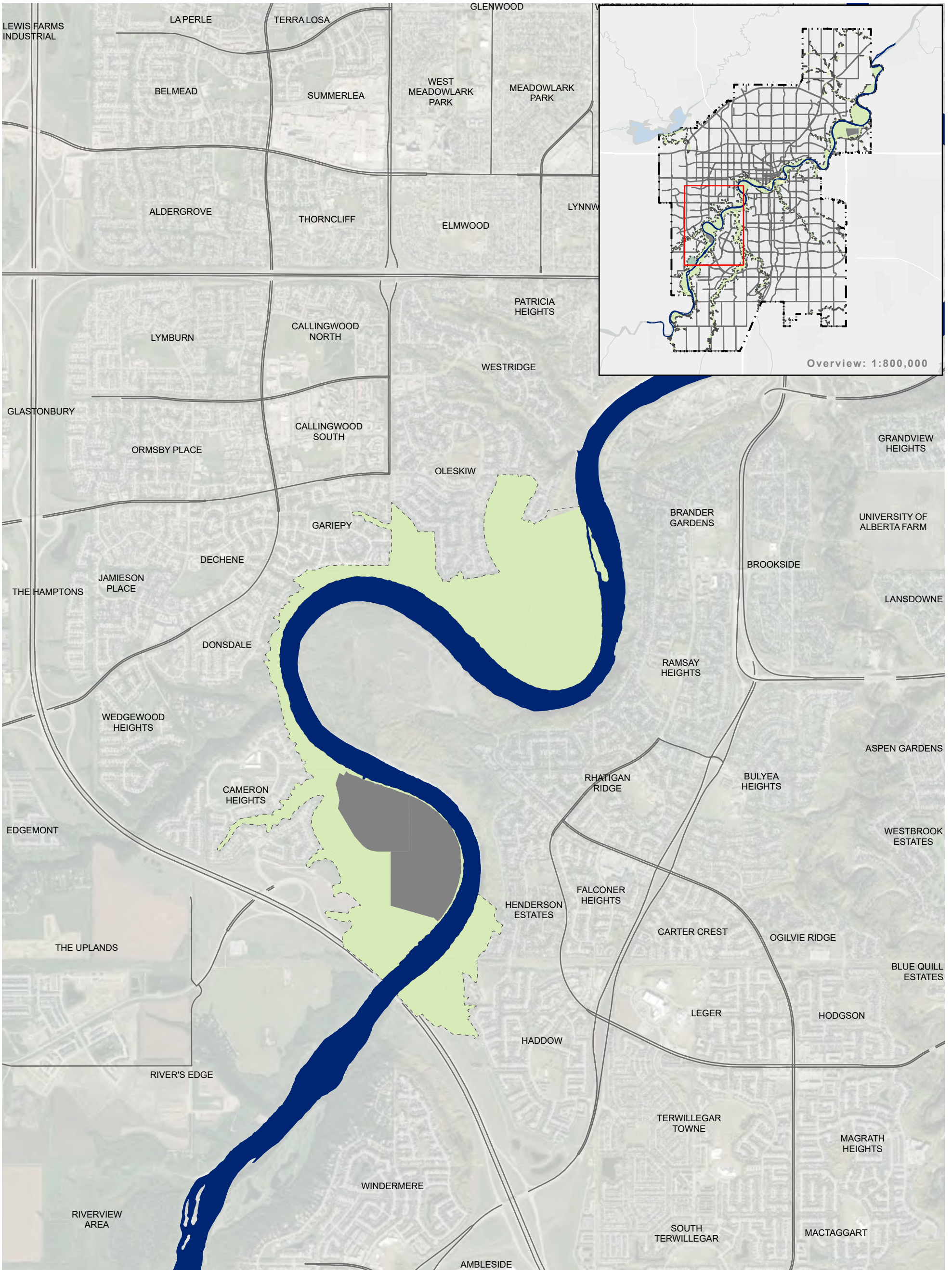
### LEGEND

- |   |   |  |
|---|---|--|
|  River Valley Open Space |  Commercial                        |  North Saskatchewan River |
|  Public Utility          |  Other Open Space/<br>Agricultural |  Big Lake                 |
|  Residential Community   |  City Boundary                     |  Major Road               |
|  Plan Boundary           |   |  |













# POTENTIAL LAND USE PATTERN

## Cameron-Oleskiw River Valley Reach



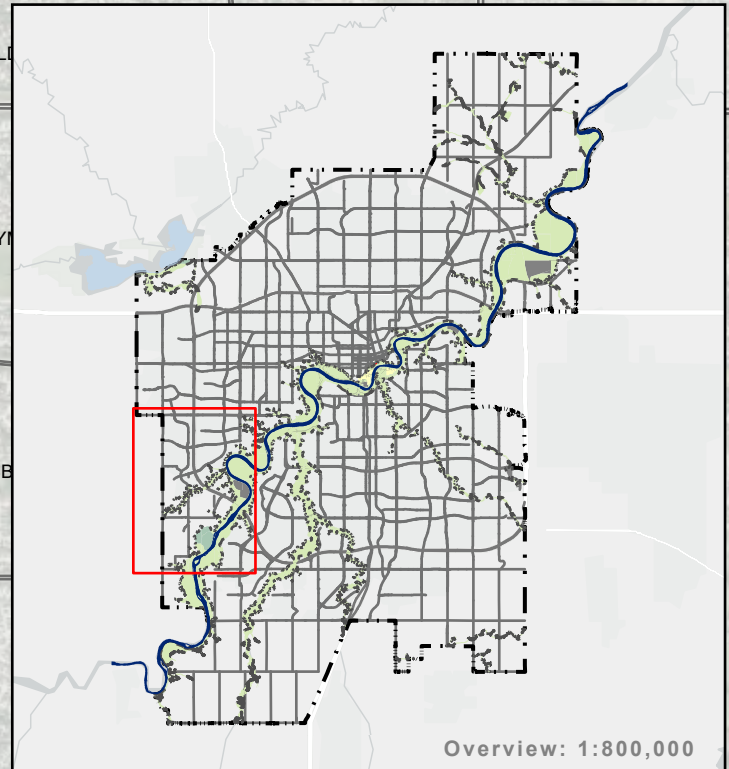
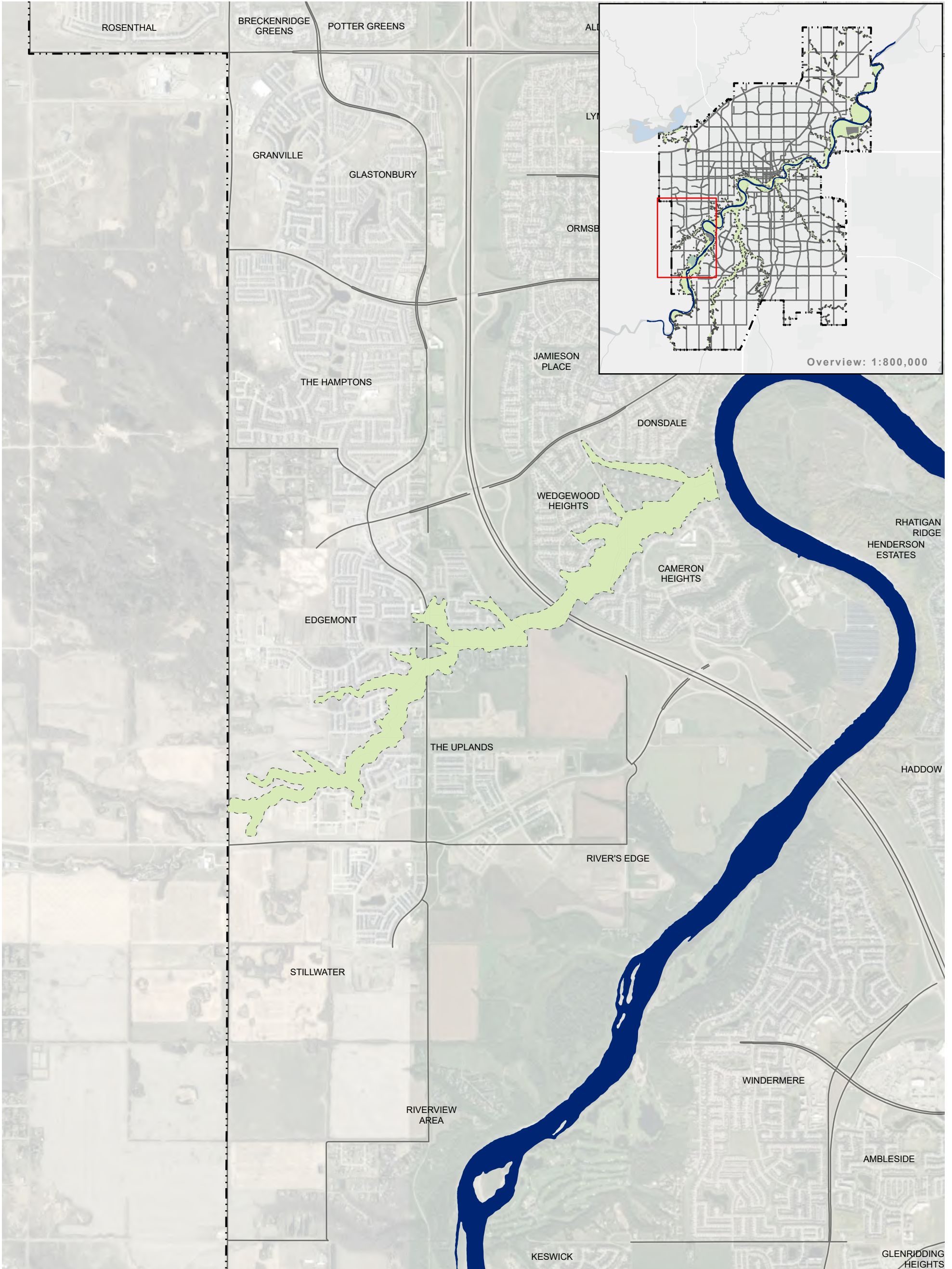
### LEGEND

- |   |   |  |
|---|---|--|
|  River Valley Open Space |  Commercial                        |  North Saskatchewan River |
|  Public Utility          |  Other Open Space/<br>Agricultural |  Big Lake                 |
|  Residential Community   |  City Boundary                     |  Major Road               |
|  Plan Boundary           |   |  |













# POTENTIAL LAND USE PATTERN

## Wedgewood Ravine Reach



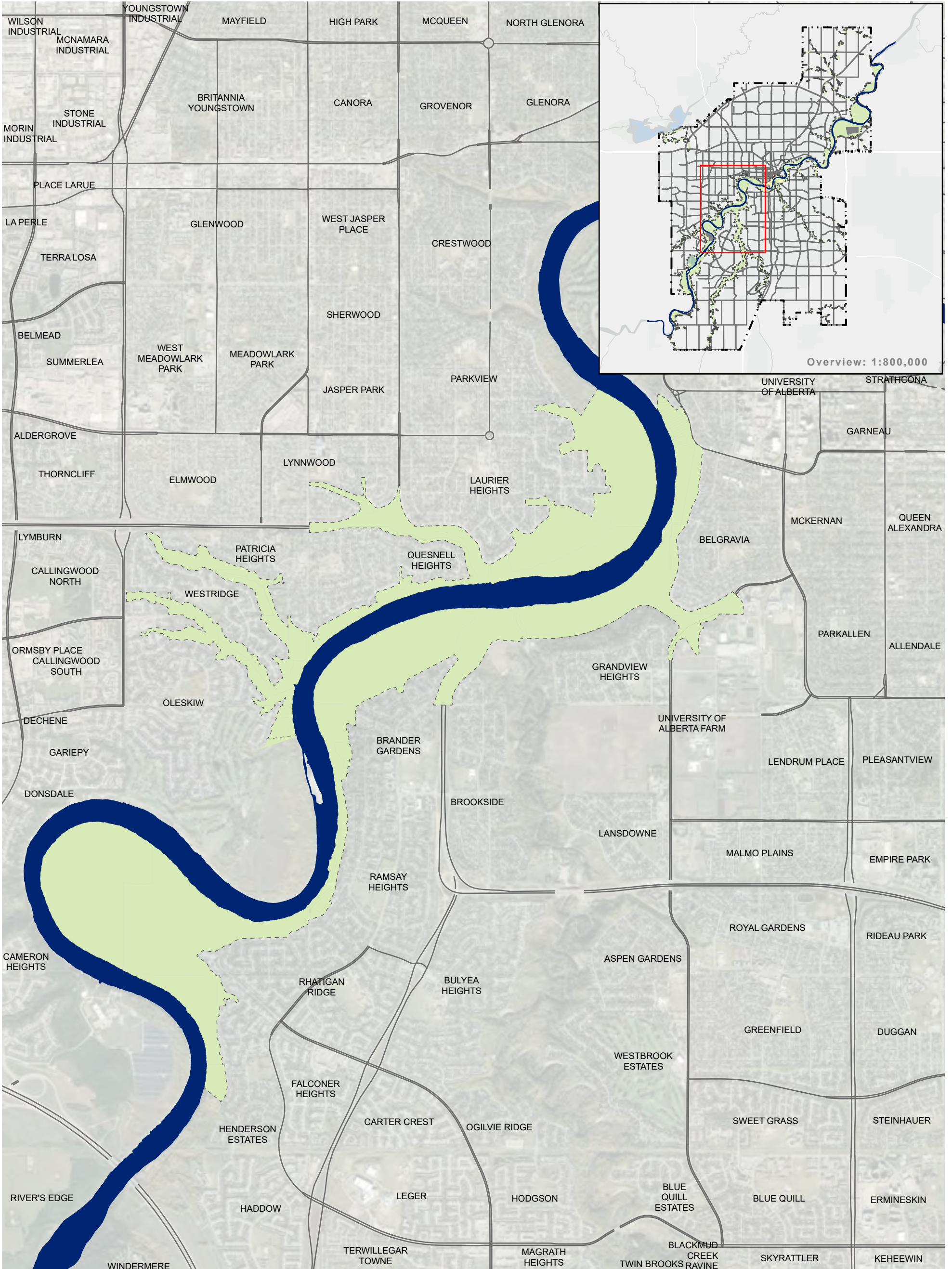
### LEGEND

- |   |   |  |
|---|---|--|
|  River Valley Open Space |  Commercial                        |  North Saskatchewan River |
|  Public Utility          |  Other Open Space/<br>Agricultural |  Big Lake                 |
|  Residential Community   |  City Boundary                     |  Major Road               |
|  Plan Boundary           |   |  |



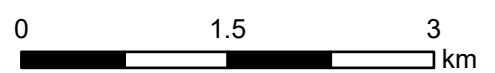
# POTENTIAL LAND USE PATTERN

## North Saskatchewan West Reach



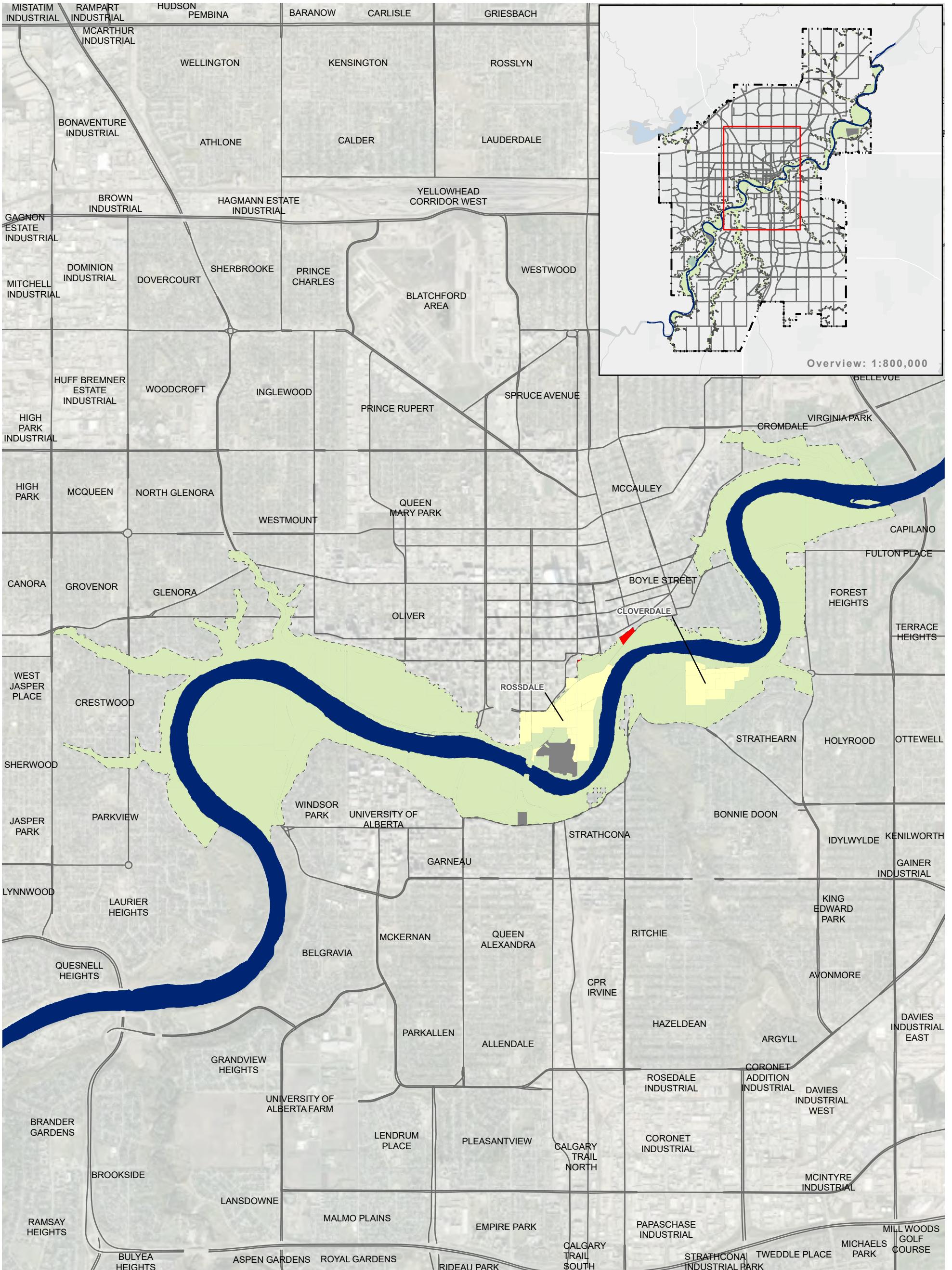
### LEGEND

- River Valley Open Space
- Commercial
- North Saskatchewan River
- Public Utility
- Other Open Space/ Agricultural
- Big Lake
- Residential Community
- City Boundary
- Major Road
- Plan Boundary



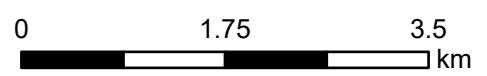
# POTENTIAL LAND USE PATTERN

## North Saskatchewan Central Reach



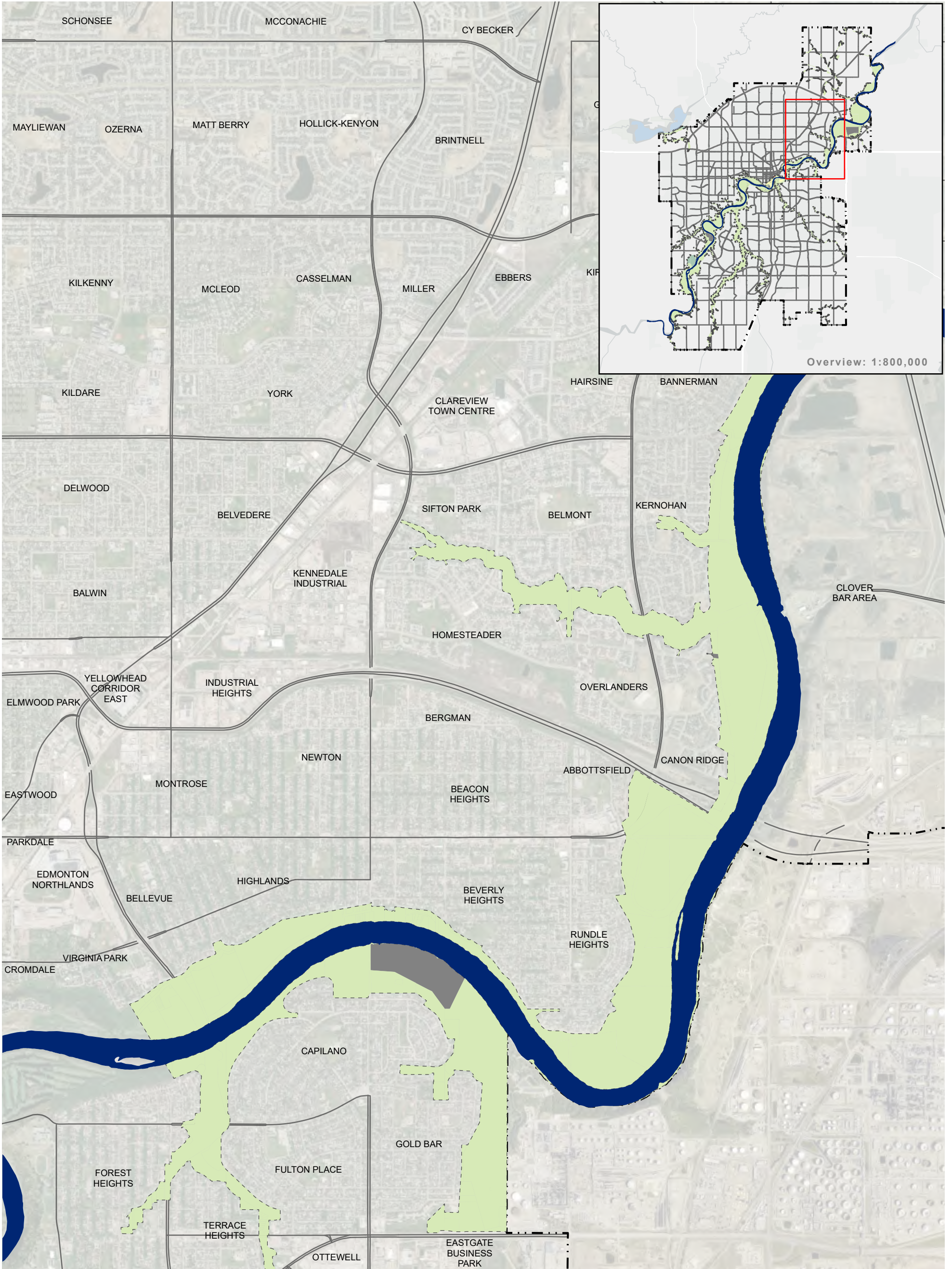
### LEGEND

- |                         |                                |                          |
|-------------------------|--------------------------------|--------------------------|
| River Valley Open Space | Commercial                     | North Saskatchewan River |
| Public Utility          | Other Open Space/ Agricultural | Big Lake                 |
| Residential Community   | City Boundary                  | Major Road               |
| Plan Boundary           |                                |                          |













# POTENTIAL LAND USE PATTERN

## North Saskatchewan East Reach



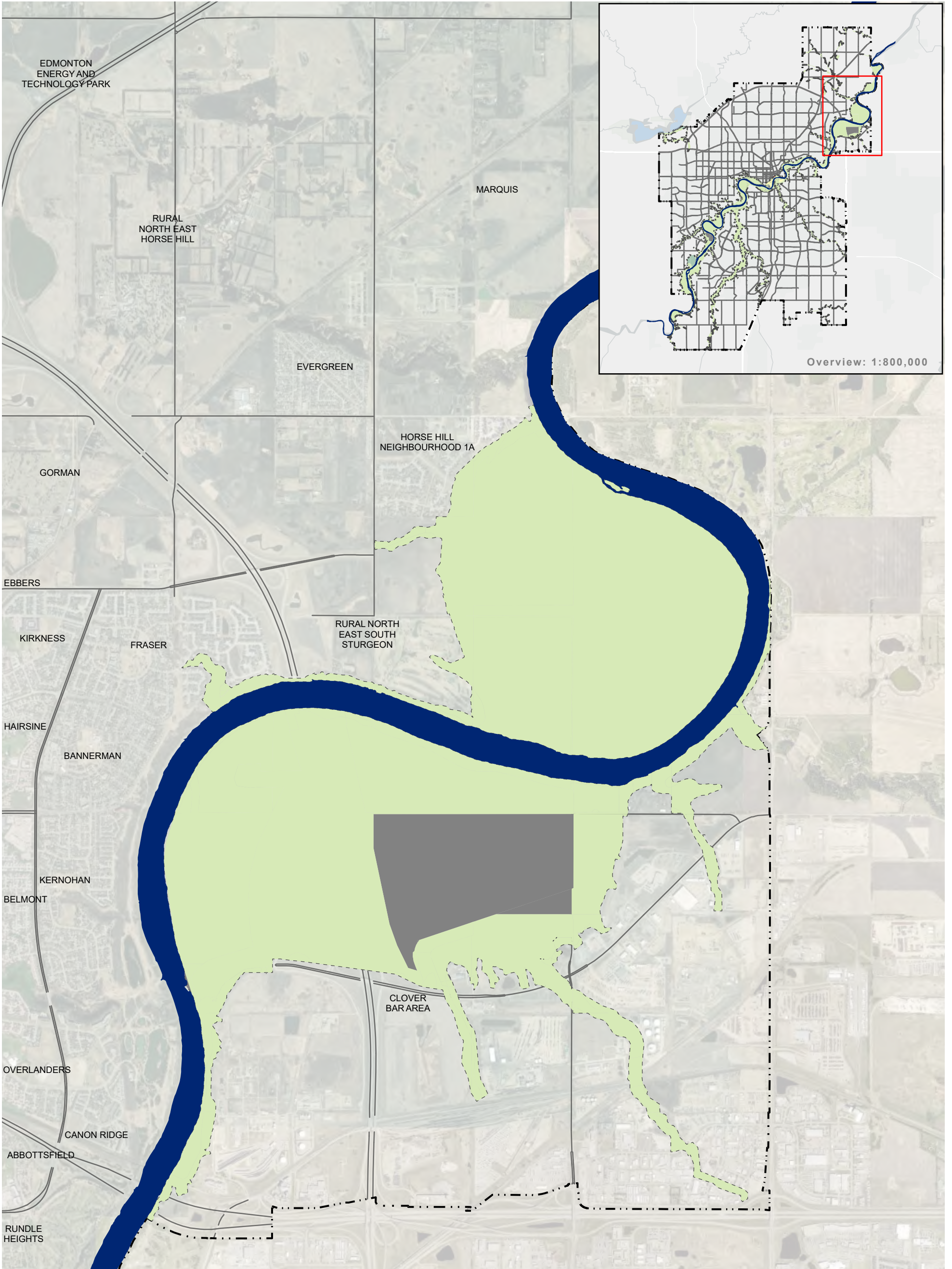
### LEGEND

- |   |   |  |
|---|---|--|
|  River Valley Open Space |  Commercial                        |  North Saskatchewan River |
|  Public Utility          |  Other Open Space/<br>Agricultural |  Big Lake                 |
|  Residential Community   |  City Boundary                     |  Major Road               |
|  Plan Boundary           |   |  |













# POTENTIAL LAND USE PATTERN

## Edmonton East Reach



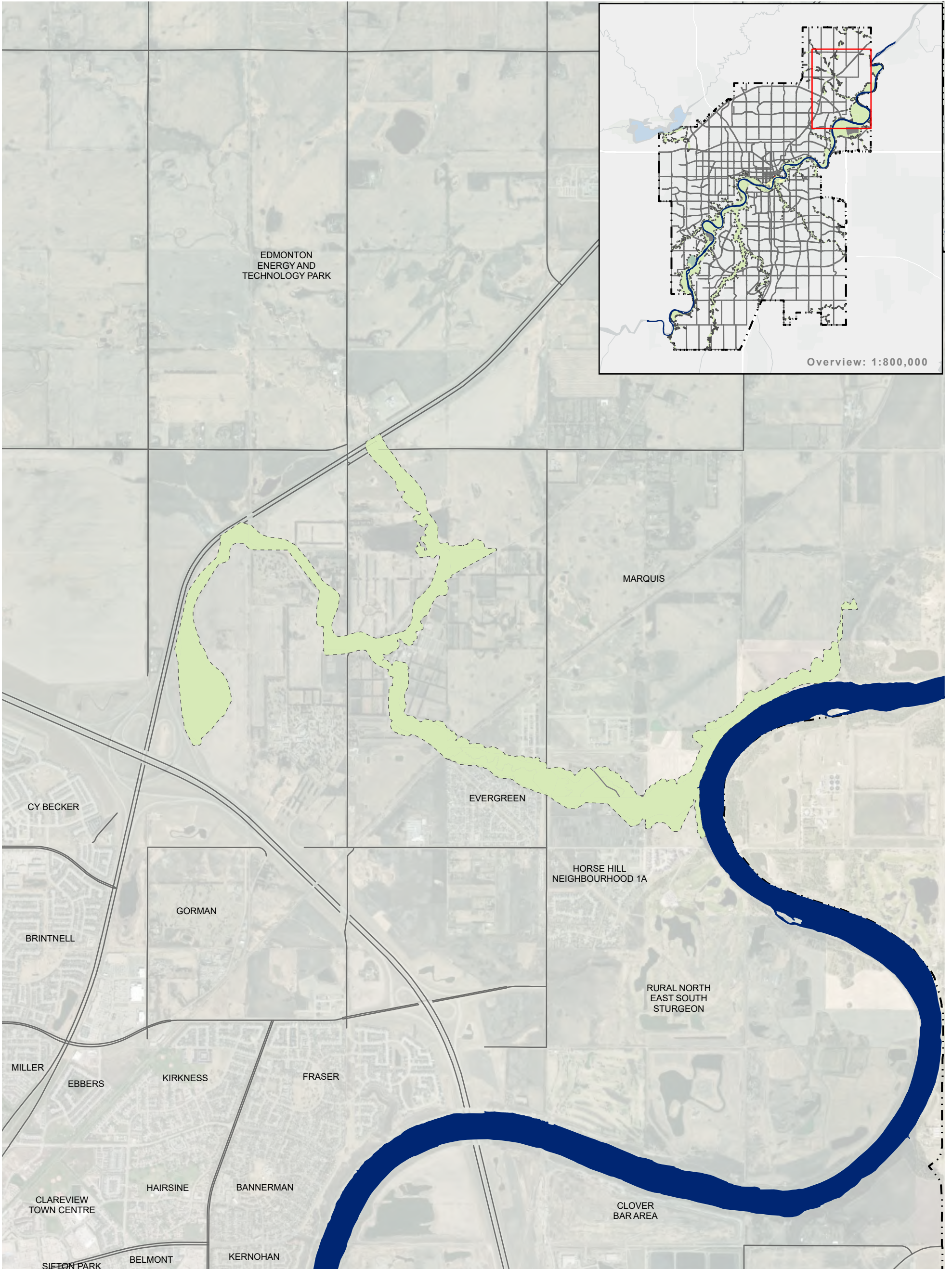
### LEGEND

- |   |   |  |
|---|---|--|
|  River Valley Open Space |  Commercial                        |  North Saskatchewan River |
|  Public Utility          |  Other Open Space/<br>Agricultural |  Big Lake                 |
|  Residential Community   |  City Boundary                     |  Major Road               |
|  Plan Boundary           |   |  |













# POTENTIAL LAND USE PATTERN

## Horsehills Creek Ravine Reach



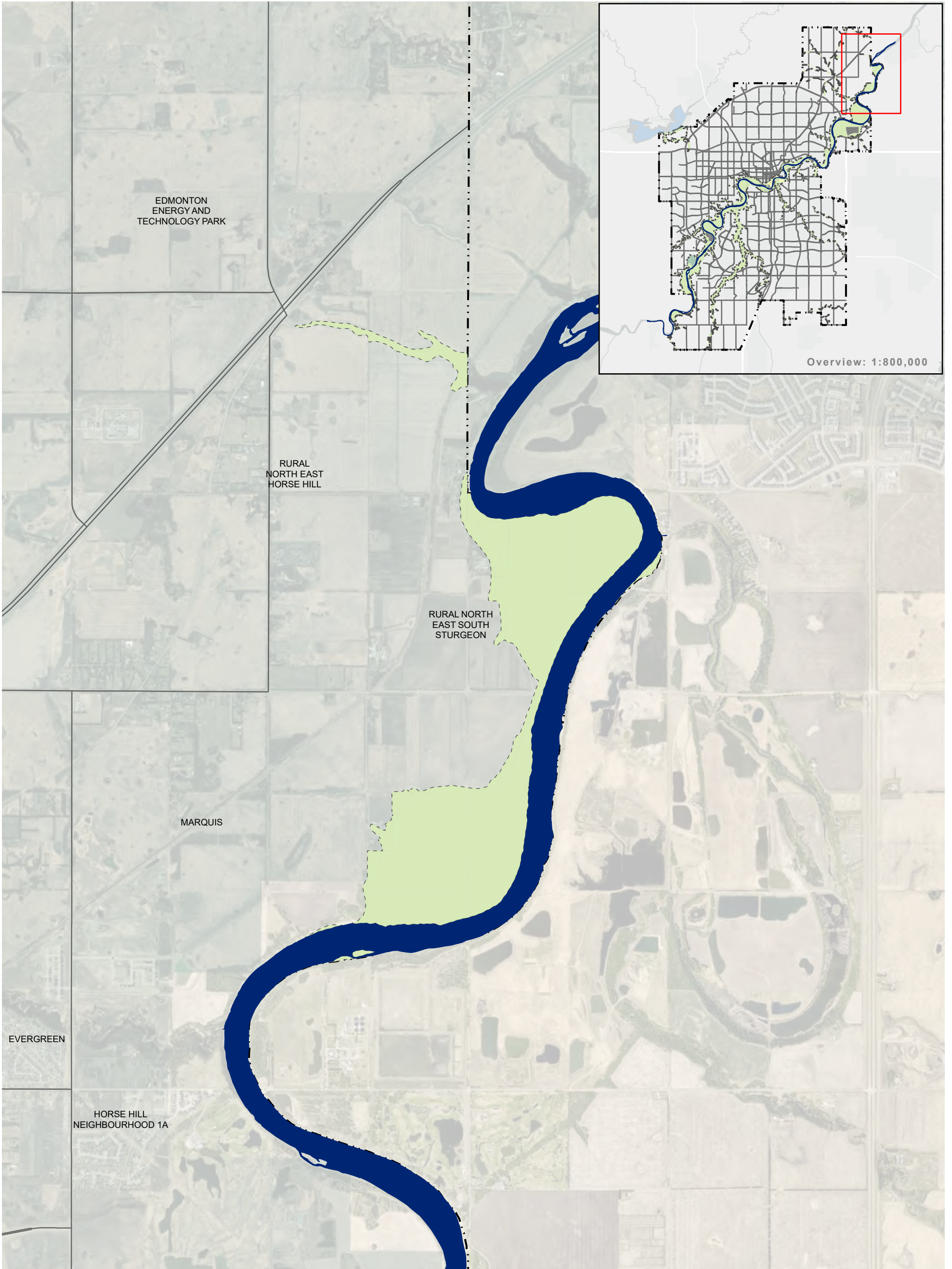
### LEGEND

- |   |   |  |
|---|---|--|
|  River Valley Open Space |  Commercial                        |  North Saskatchewan River |
|  Public Utility          |  Other Open Space/<br>Agricultural |  Big Lake                 |
|  Residential Community   |  City Boundary                     |  Major Road               |
|  Plan Boundary           |   |  |



# POTENTIAL LAND USE PATTERN

## Marquis River Valley Reach



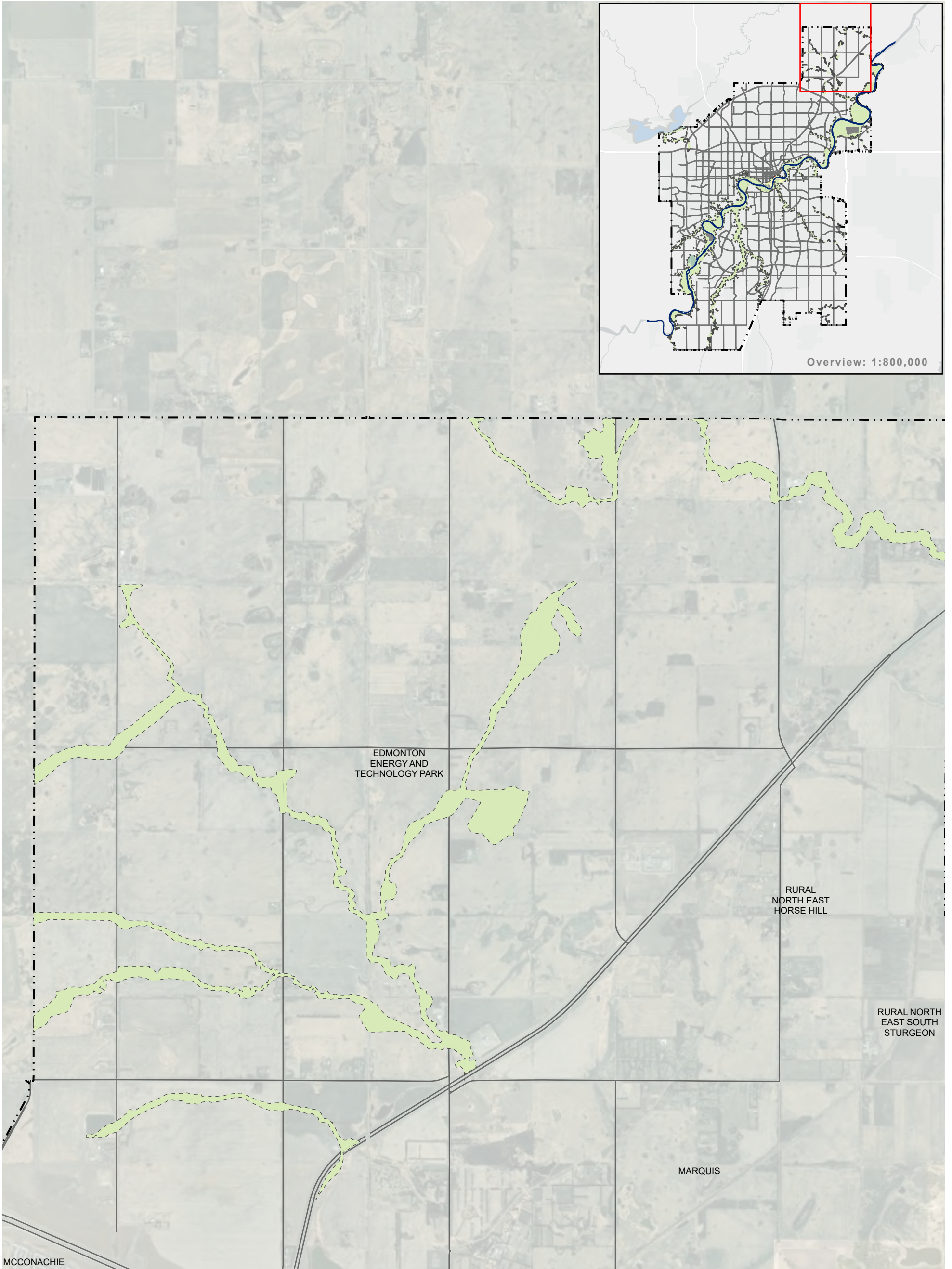
### LEGEND

- |                         |                                |                          |
|-------------------------|--------------------------------|--------------------------|
| River Valley Open Space | Commercial                     | North Saskatchewan River |
| Public Utility          | Other Open Space/ Agricultural | Big Lake                 |
| Residential Community   | City Boundary                  | Major Road               |
| Plan Boundary           |                                |                          |













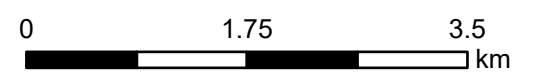
# POTENTIAL LAND USE PATTERN

## Horsehills North Reach



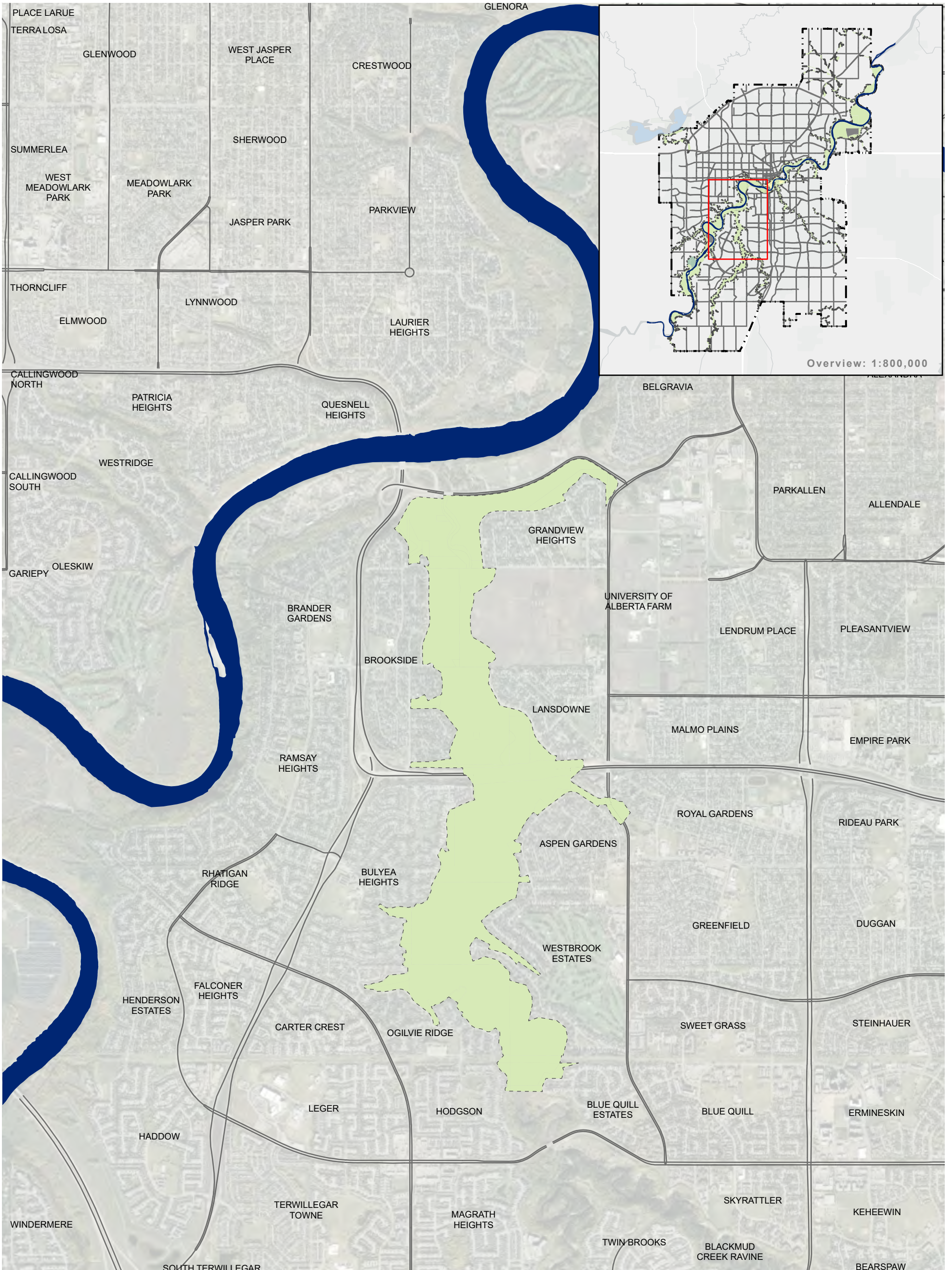
### LEGEND

- |   |   |  |
|---|---|--|
|  River Valley Open Space |  Commercial                        |  North Saskatchewan River |
|  Public Utility          |  Other Open Space/<br>Agricultural |  Big Lake                 |
|  Residential Community   |  City Boundary                     |  Major Road               |
|  Plan Boundary           |   |  |



# POTENTIAL LAND USE PATTERN

## Whitemud North Reach



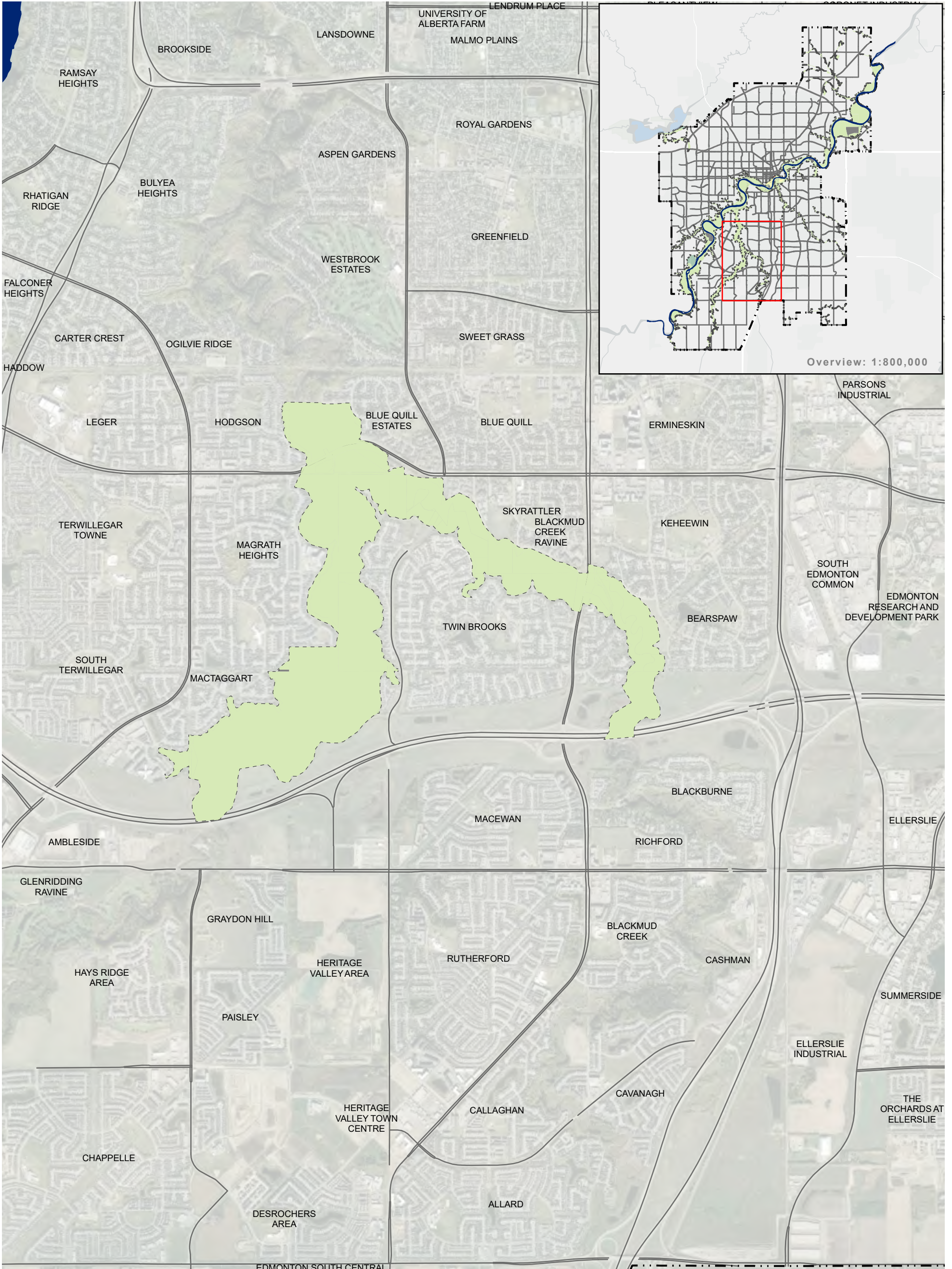
### LEGEND

- |                         |                                   |                          |
|-------------------------|-----------------------------------|--------------------------|
| River Valley Open Space | Commercial                        | North Saskatchewan River |
| Public Utility          | Other Open Space/<br>Agricultural | Big Lake                 |
| Residential Community   | City Boundary                     | Major Road               |
| Plan Boundary           |                                   |                          |













# POTENTIAL LAND USE PATTERN

## The Confluence Reach



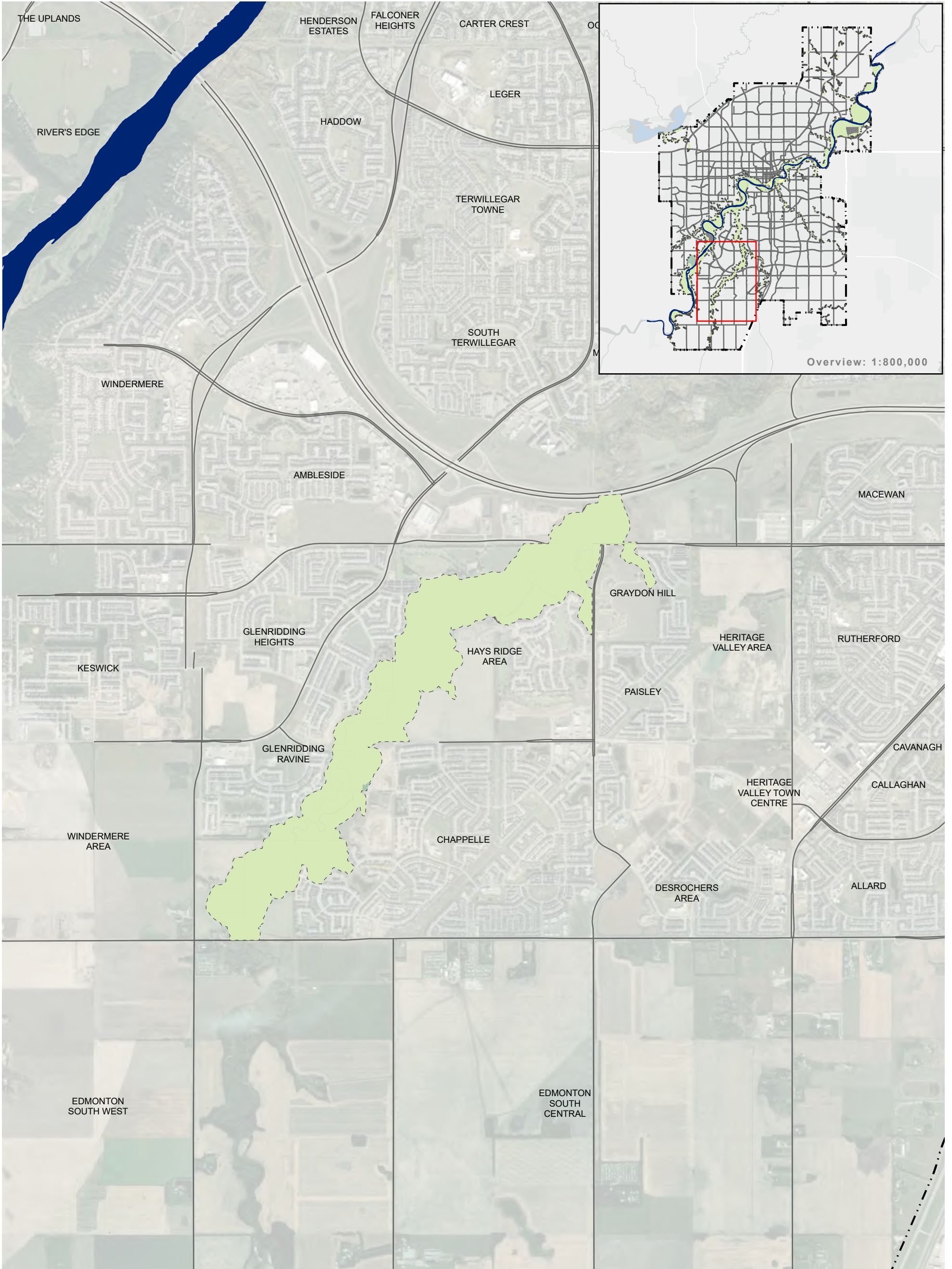
### LEGEND

- |   |   |  |
|---|---|--|
|  River Valley Open Space |  Commercial                        |  North Saskatchewan River |
|  Public Utility          |  Other Open Space/<br>Agricultural |  Big Lake                 |
|  Residential Community   |  City Boundary                     |  Major Road               |
|  Plan Boundary           |   |  |













# POTENTIAL LAND USE PATTERN

## Whitemud Ravine Reach



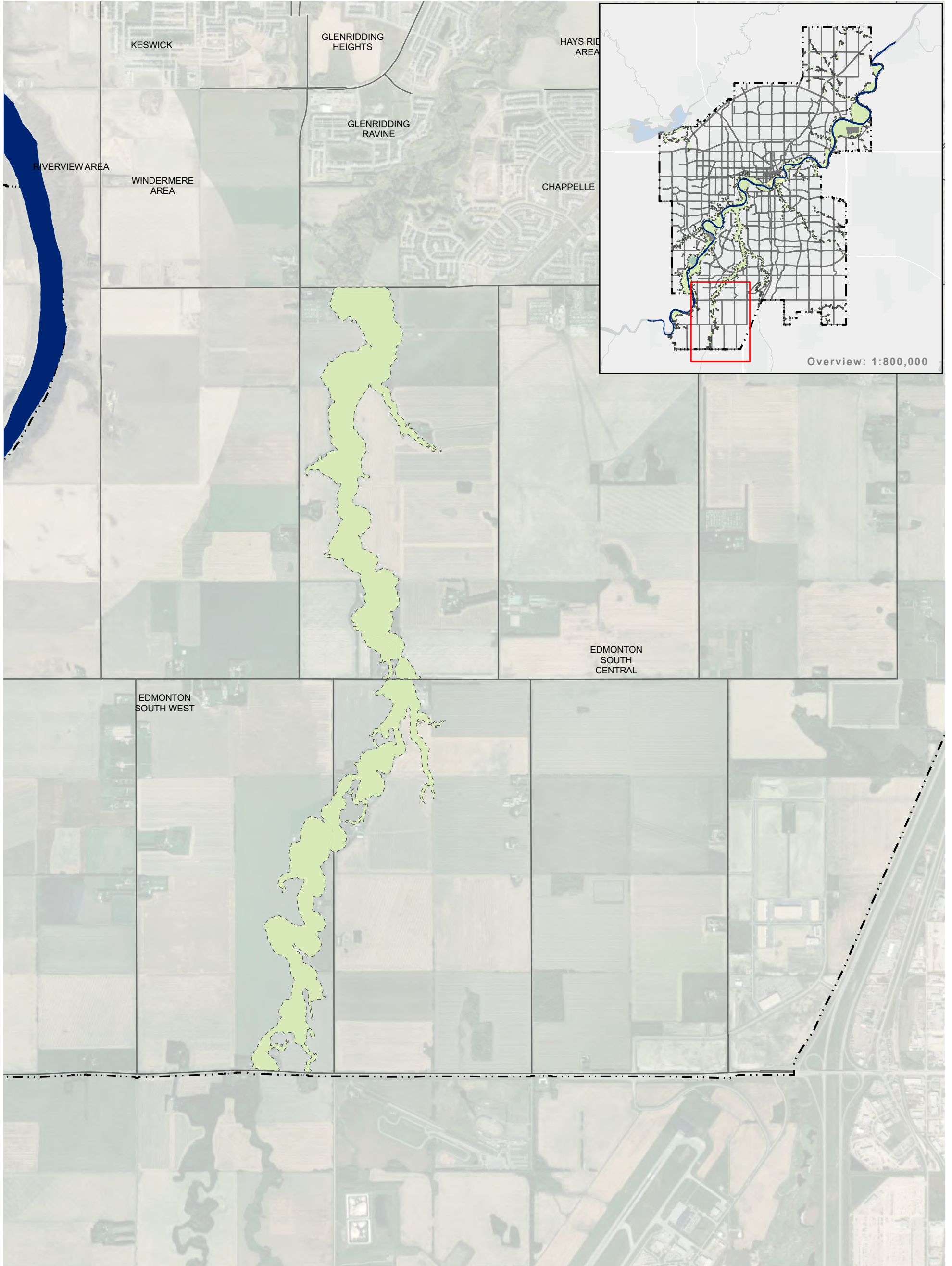
### LEGEND

- |   |   |  |
|---|---|--|
|  River Valley Open Space |  Commercial                        |  North Saskatchewan River |
|  Public Utility          |  Other Open Space/<br>Agricultural |  Big Lake                 |
|  Residential Community   |  City Boundary                     |  Major Road               |
|  Plan Boundary           |   |  |













# POTENTIAL LAND USE PATTERN

## Whitemud Headwaters Reach



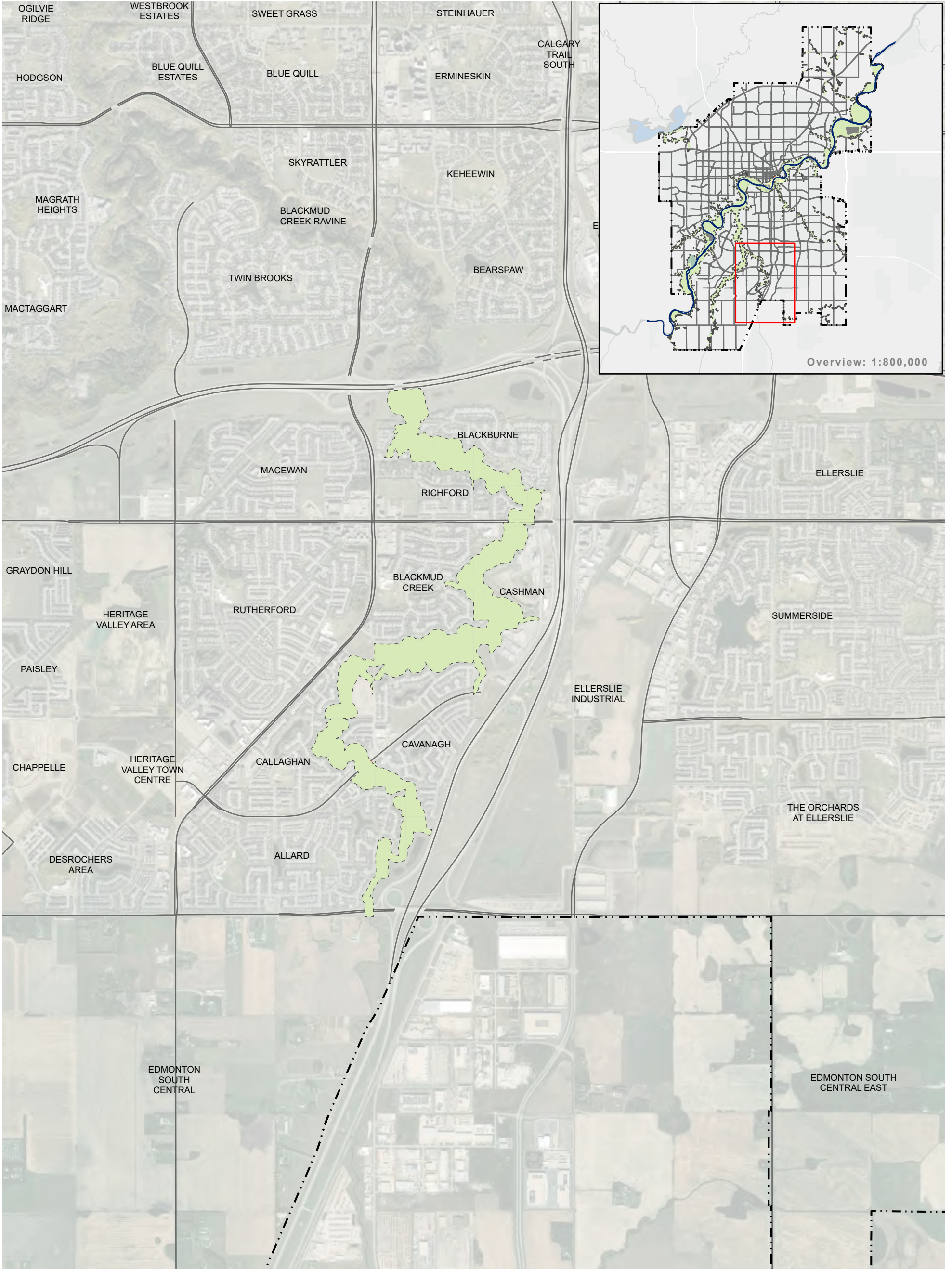
### LEGEND

- |   |   |  |
|---|---|--|
|  River Valley Open Space |  Commercial                        |  North Saskatchewan River |
|  Public Utility          |  Other Open Space/<br>Agricultural |  Big Lake                 |
|  Residential Community   |  City Boundary                     |  Major Road               |
|  Plan Boundary           |   |  |













# POTENTIAL LAND USE PATTERN

## Blackmud Ravine Reach



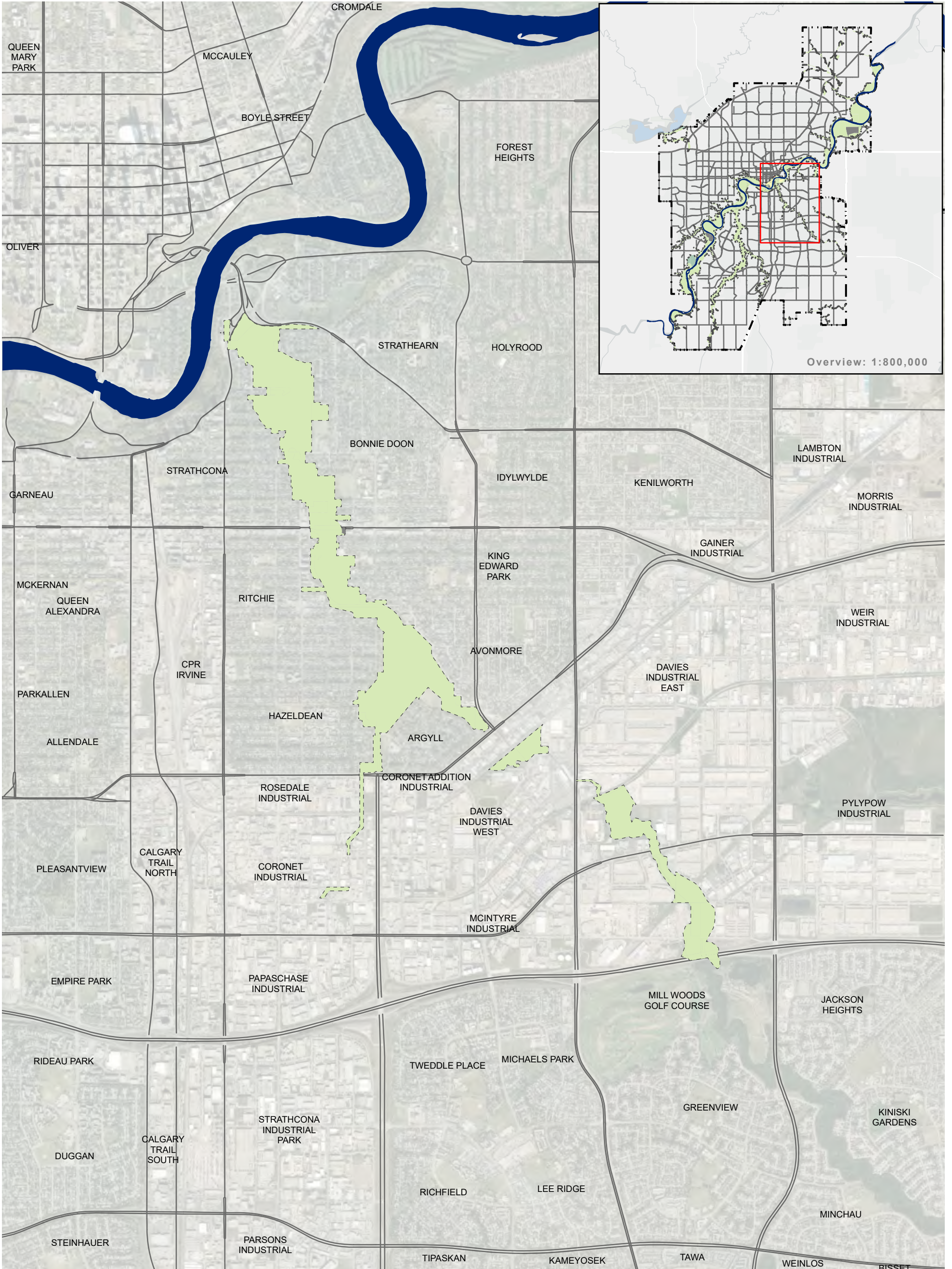
### LEGEND

- |   |   |  |
|---|---|--|
|  River Valley Open Space |  Commercial                        |  North Saskatchewan River |
|  Public Utility          |  Other Open Space/<br>Agricultural |  Big Lake                 |
|  Residential Community   |  City Boundary                     |  Major Road               |
|  Plan Boundary           |   |  |













# POTENTIAL LAND USE PATTERN

## Mill Creek North Reach



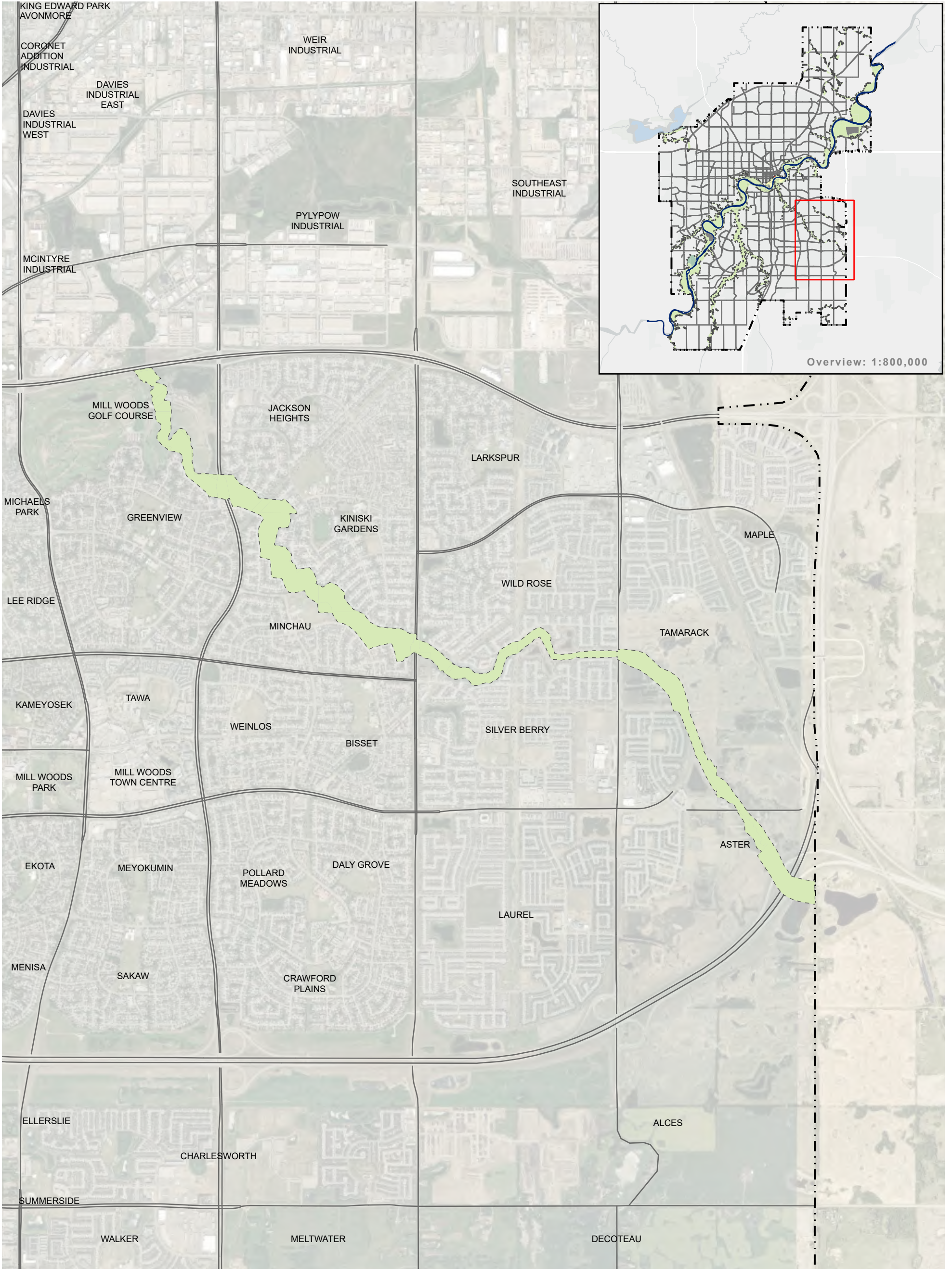
### LEGEND

- |   |   |  |
|---|---|--|
|  River Valley Open Space |  Commercial                        |  North Saskatchewan River |
|  Public Utility          |  Other Open Space/<br>Agricultural |  Big Lake                 |
|  Residential Community   |  City Boundary                     |  Major Road               |
|  Plan Boundary           |   |  |



# POTENTIAL LAND USE PATTERN

## Mill Creek South Reach



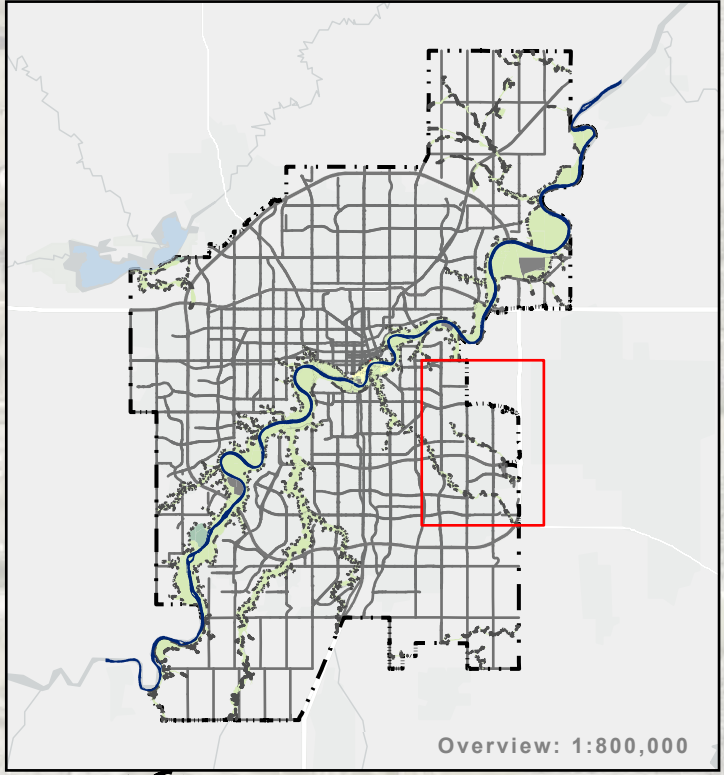
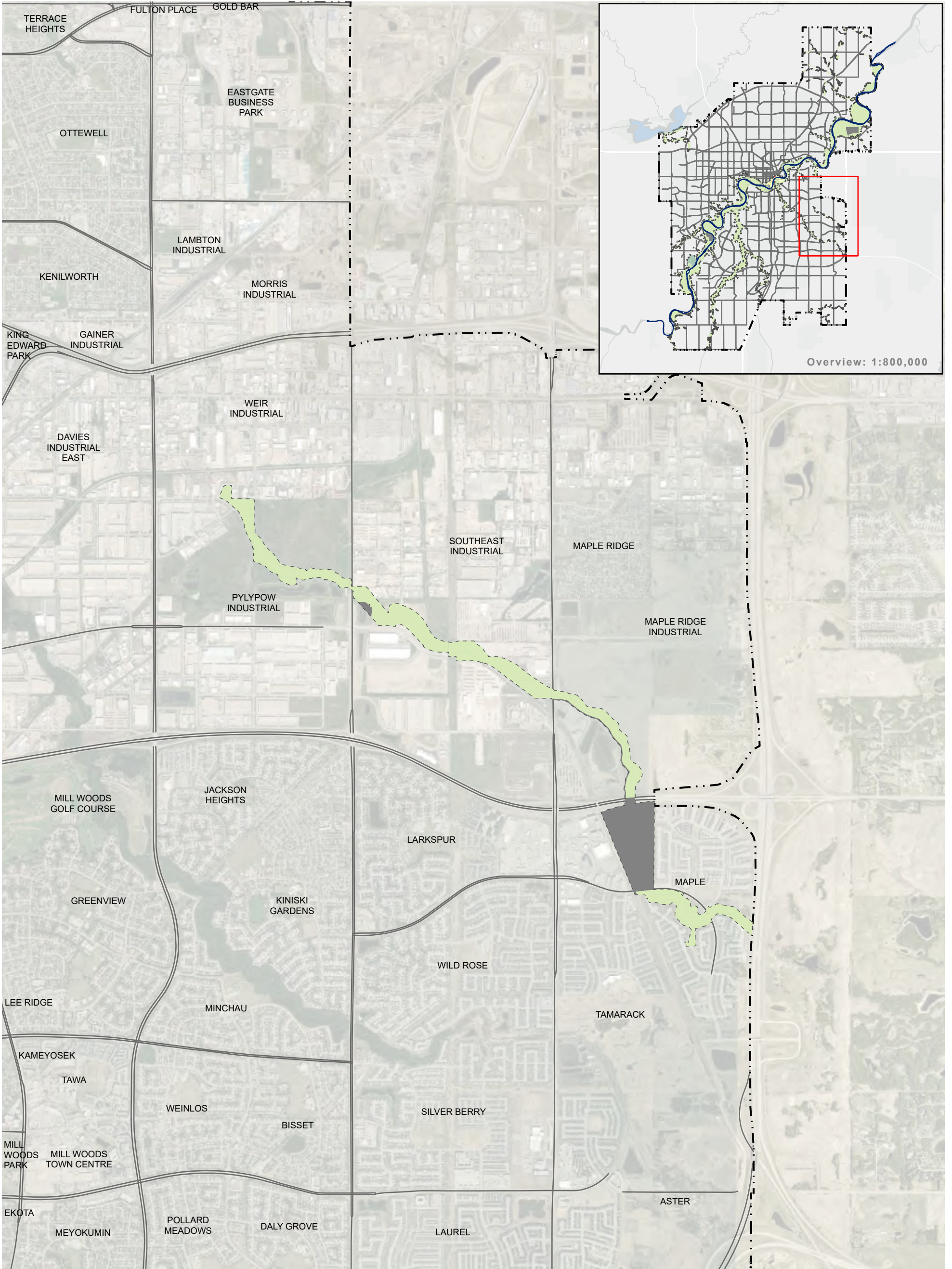
### LEGEND

- |                         |                                |                          |
|-------------------------|--------------------------------|--------------------------|
| River Valley Open Space | Commercial                     | North Saskatchewan River |
| Public Utility          | Other Open Space/ Agricultural | Big Lake                 |
| Residential Community   | City Boundary                  | Major Road               |
| Plan Boundary           |                                |                          |



# POTENTIAL LAND USE PATTERN

## East Ravines Reach



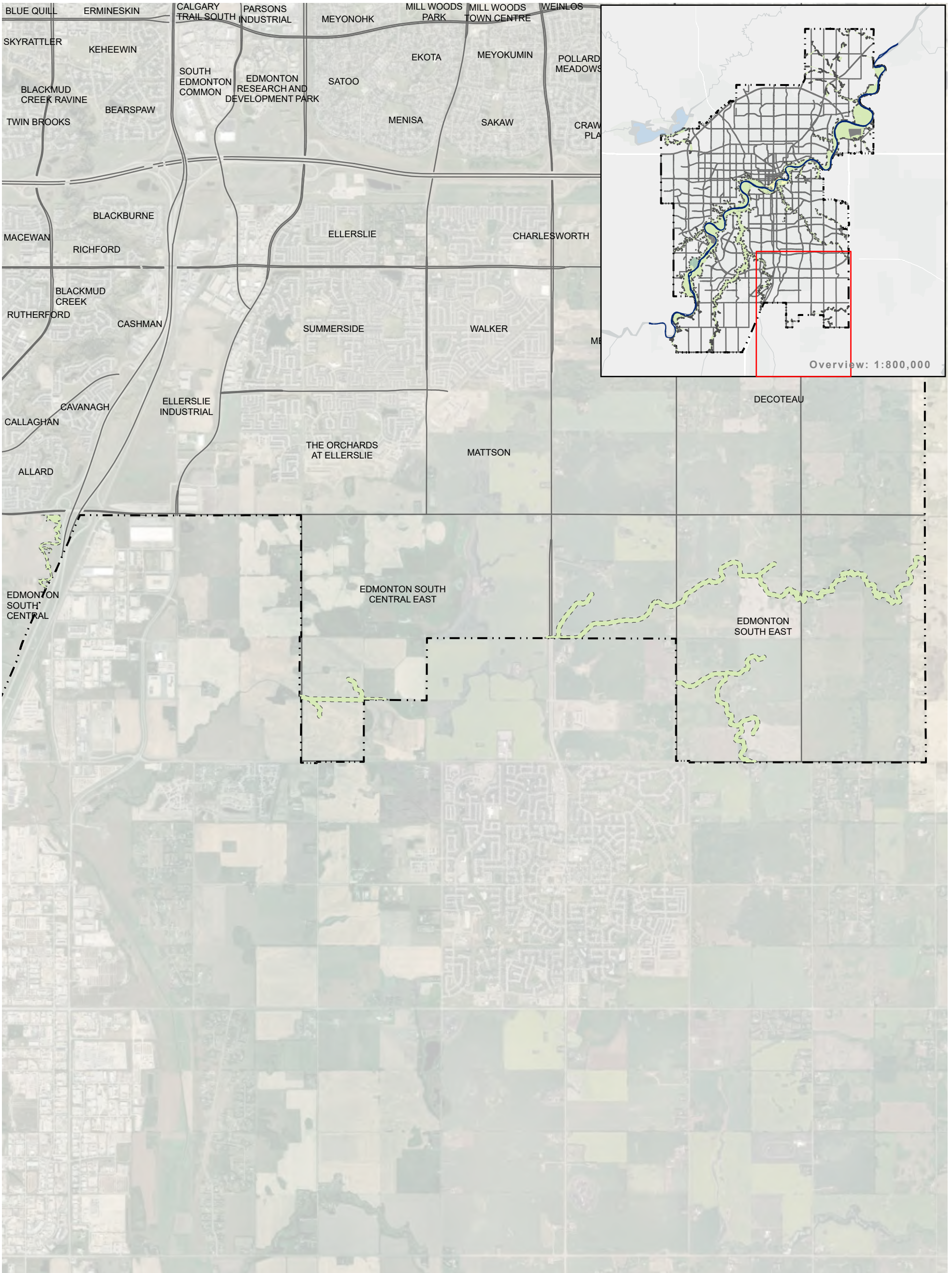
### LEGEND

- |                         |                                |                          |
|-------------------------|--------------------------------|--------------------------|
| River Valley Open Space | Commercial                     | North Saskatchewan River |
| Public Utility          | Other Open Space/ Agricultural | Big Lake                 |
| Residential Community   | City Boundary                  | Major Road               |
| Plan Boundary           |                                |                          |



# POTENTIAL LAND USE PATTERN

## Irvine Creek to Blackmud South Reach



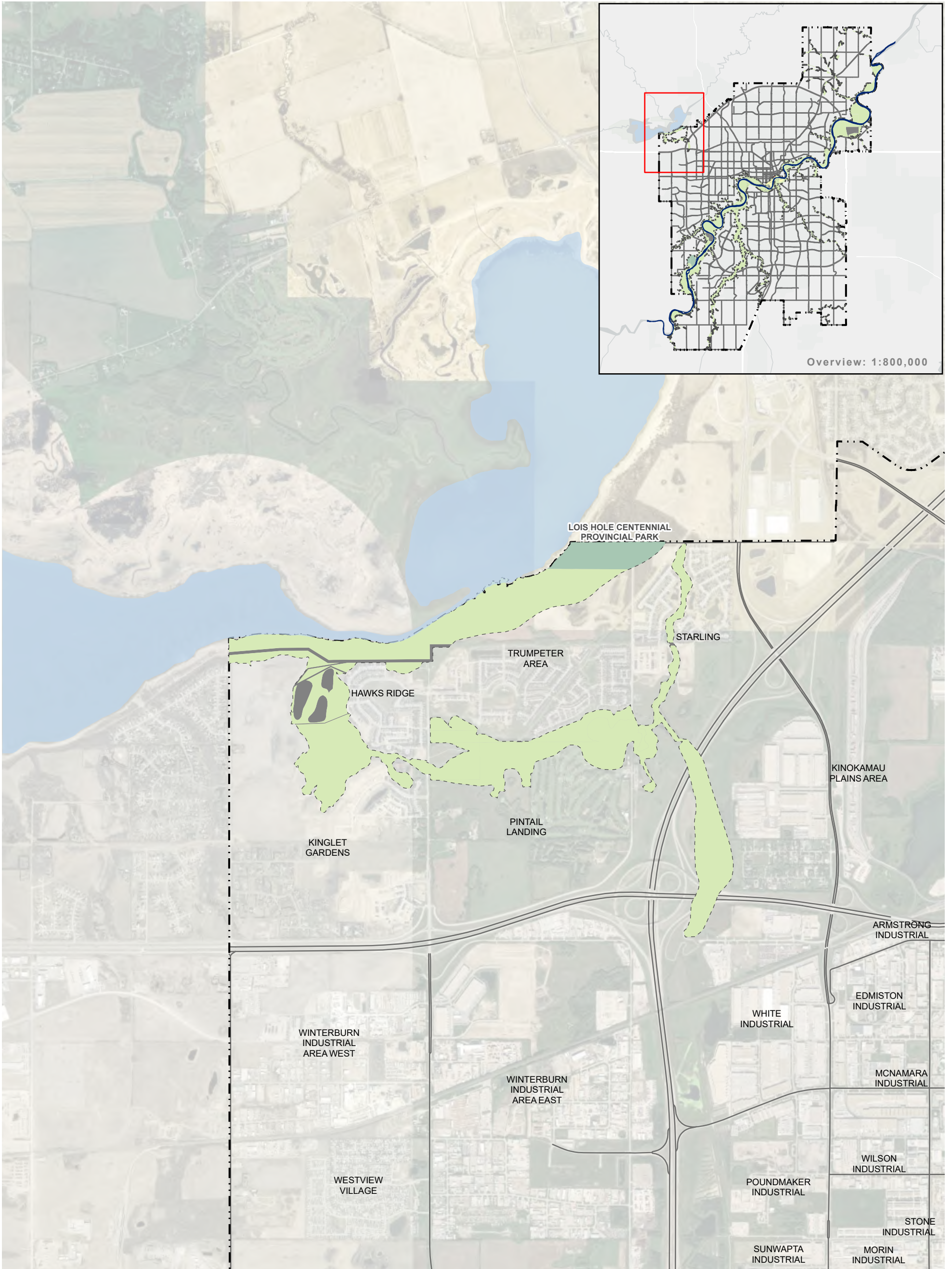
### LEGEND

- River Valley Open Space
- Commercial
- North Saskatchewan River
- Public Utility
- Other Open Space/ Agricultural
- Big Lake
- Residential Community
- City Boundary
- Major Road
- Plan Boundary













# POTENTIAL LAND USE PATTERN

## Big Lake Reach



### LEGEND

- |   |   |  |
|---|---|--|
|  River Valley Open Space |  Commercial                        |  North Saskatchewan River |
|  Public Utility          |  Other Open Space/<br>Agricultural |  Big Lake                 |
|  Residential Community   |  City Boundary                     |  Major Road               |
|  Plan Boundary           |   |  |

