



District Plans

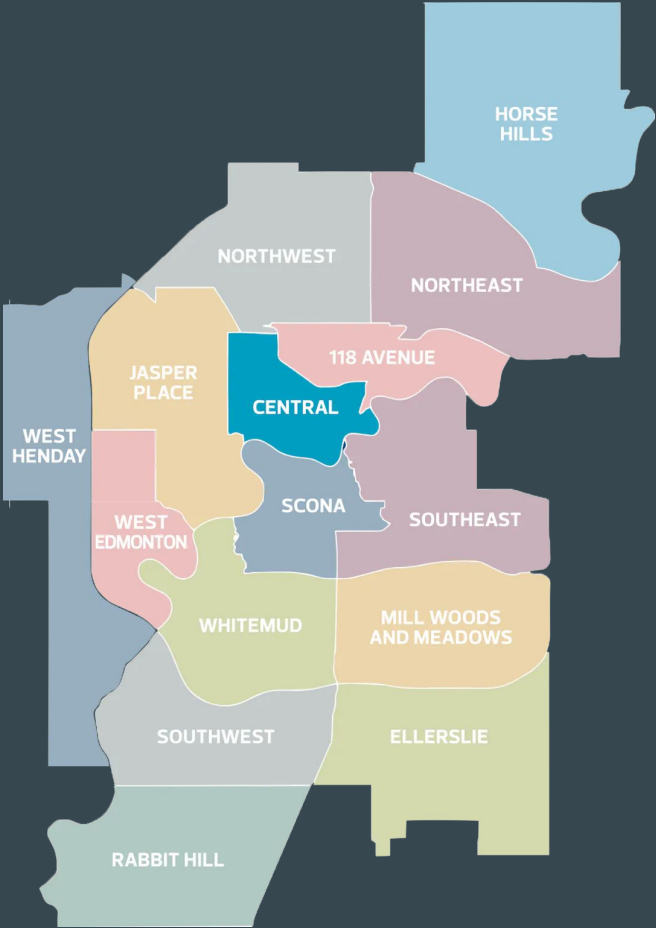
Getting “Urban Mix” Policy Correct

City of Edmonton, Public Hearing
May 28, 2024

Dave Onishenko, Director-at-Large
Infill Development in Edmonton Association

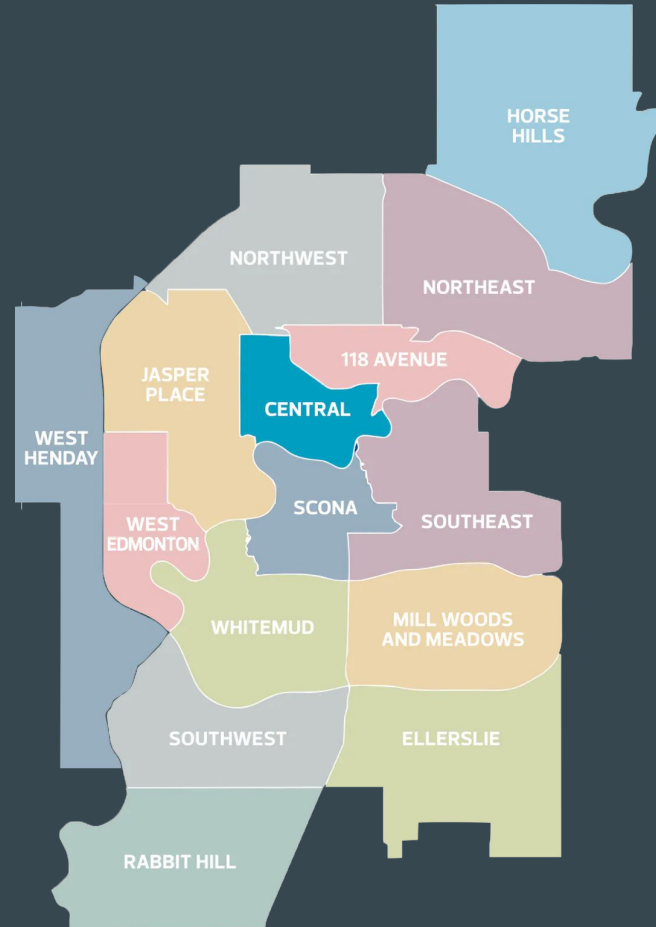
Principal, Clarity Development Advisory

Using Draft District Plans



Using Draft District Plans

- Used by administration in discussions / applications since 2023
- We have used it as a lens for projects over this period as well
- Not seamless with City Plan



Focus: Small Scale development

- Definition: “Buildings three storeys or less in height”
- Include height in the definition: 12m
 - Alignment with Zoning Bylaw
 - Allows usage of newly created RSM zone (h12) which is defined as ‘small scale’
 - Allows for true development of third storey

Focus: Small Scale development

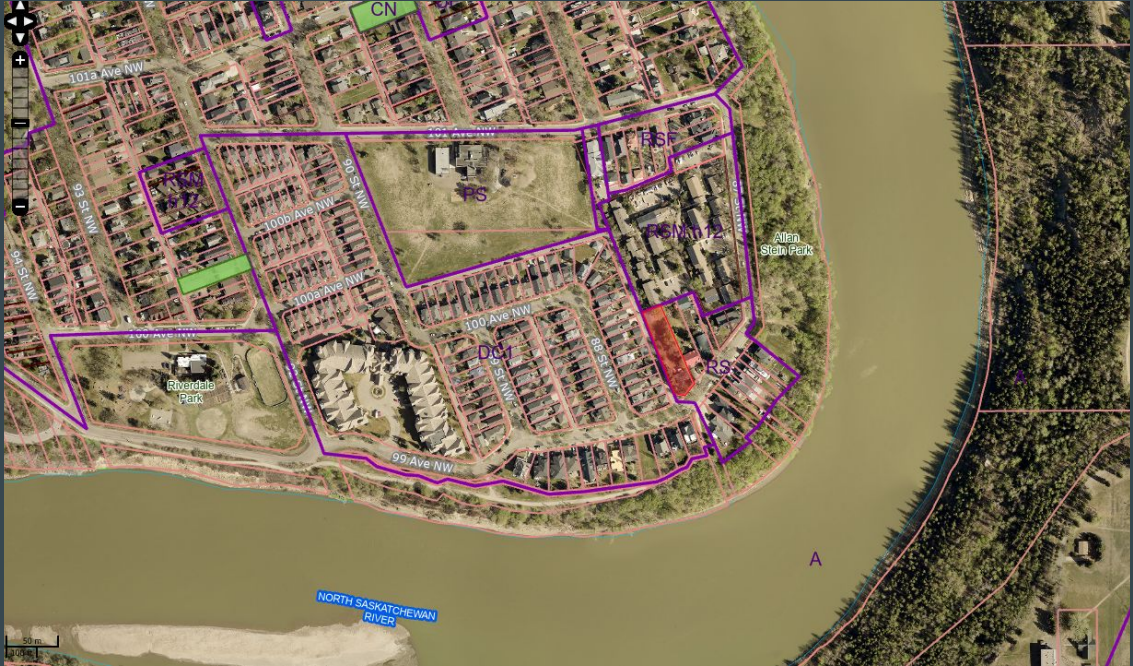
- Alignment with policy 2.5.2.4:

2.5.2.4 Support **Small Scale** housing in **Urban Mix** areas outside of **Nodes** and **Corridors**.

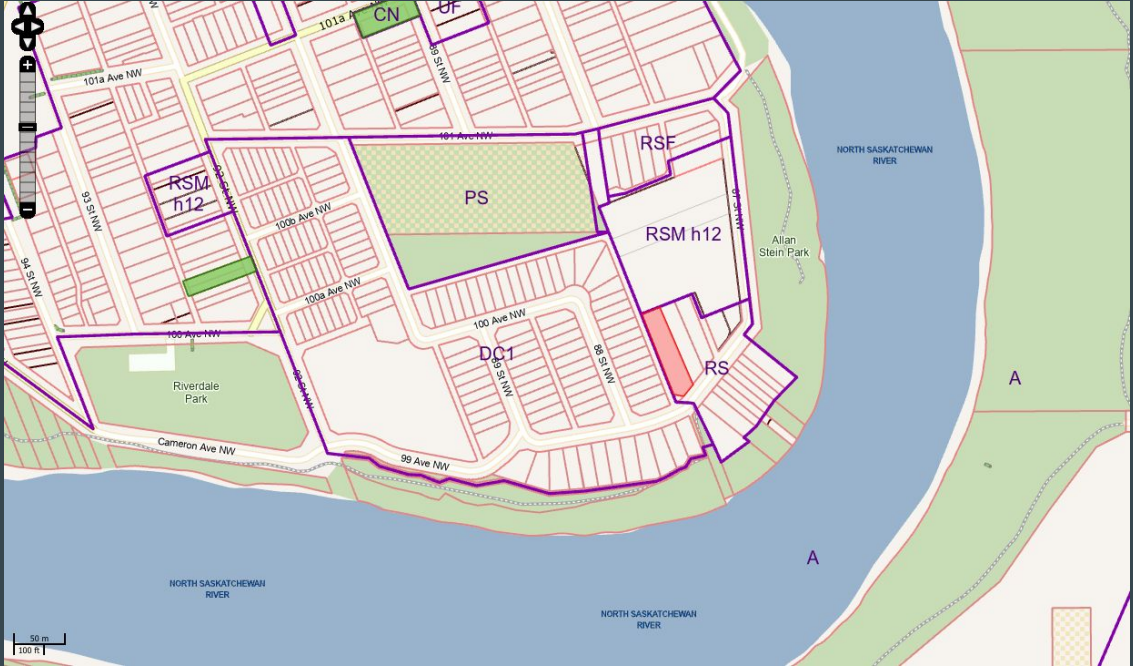
Image illustrates the variety of **Small Scale** housing types associated with **Urban Mix** policy 2.5.2.4.



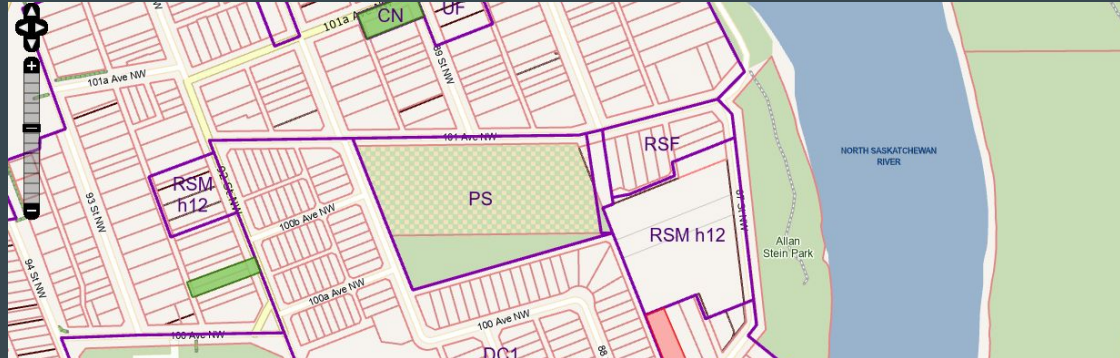
Example: Riverdale RSM h12



Example: Riverdale RSM h12



Example: Riverdale RSM h12



- 2.5.2.6 Consider additional height in locations that meet at least two of the following criteria:
- In a **Node or Corridor Area** or within 100 metres of a **Node or Corridor Area**,
 - Within 400 metres of a **Mass Transit Station**,
 - Along an **Arterial Roadway** or a **Collector Roadway**,
 - At a corner site,
 - Adjacent to a park or open space, and/or
 - Adjacent to a site zoned for greater than **Small Scale** development.

Amending Policy 2.5.2.6

- Consideration for 'additional height' should qualify if it meets at least **ONE** of the criteria not **TWO**.
- Increase the criteria from Mass Transit Stations from **400m** to **600m**

- 2.5.2.6 Consider additional height in locations that meet at least ~~two~~ of the following criteria:
- a. In a **Node or Corridor Area** or within 100 metres of a **Node or Corridor Area**,
 - b. Within ~~400~~ metres of a **Mass Transit Station**,
 - c. Along an **Arterial Roadway** or a **Collector Roadway**,
 - d. At a corner site,
 - e. Adjacent to a park or open space, and/or
 - f. Adjacent to a site zoned for greater than **Small Scale** development.

Summary

- Change Small Scale development definition to read:
 - “Buildings three storeys (12m) of height or less”
- Change 2.5.2.6 to:
 - require only ONE criteria
 - expand setback from mass transit stations to 600m



Thank you

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