

Charter Bylaw 21144

A Bylaw to amend Charter Bylaw 20000,
being The City Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on December 7, 2020, the Municipal Council of the City of Edmonton passed Charter Bylaw 20000, being The City Plan; and

WHEREAS Council found it desirable from time to time to amend The City Plan through the passage of Bylaw 21067;

WHEREAS Administration has submitted an application to amend Charter Bylaw 20000, The City Plan; and

WHEREAS the Municipal Council of the City of Edmonton considers it desirable to amend The City Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act, RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. That Charter Bylaw 20000, being The City Plan, is hereby amended by:
 - a. deleting the sentence within 2.3.2.6 and replacing with the following:

“Require that residential greenfield development meets or exceeds a minimum density of 45 dwelling units per net residential hectare.

APPENDIX See 6. Minimum Residential Greenfield Development Density for policy 2.3.2.6 application.”

- b. deleting the last sentence of page 139 and replacing with the following:

“Developing and future growth areas will continue to provide greenfield development opportunities, taking their direction from approved plans. New plans for future growth areas will be prepared as per policy guidance from The

City Plan.”

- c. adding a new page after page 179 and adding the following:

6. Minimum Residential Greenfield Development Density

The minimum residential greenfield development density specified in policy 2.3.2.6 shall be used and interpreted as follows:

- a. Minimum residential greenfield development density is measured at the Area Structure Plan level as the number of dwelling units per net residential hectare (du/nrha) on land solely designated as residential.
 - b. The density within a portion of an Area Structure Plan, such as a Neighbourhood Structure Plan, may be lower than the minimum residential greenfield development density, as long as the variation at the Neighbourhood Structure Plan level does not exceed five dwelling units per net residential hectare below the required minimum residential greenfield development density of the overall Area Structure Plan. Notwithstanding this permitted variation, the overall total Area Structure Plan area shall meet the required minimum residential greenfield development density.
 - c. Area Structure Plans, adopted in accordance with the Municipal Government Act prior to October 26, 2017, are exempt from meeting policy 2.3.2.6, provided that the Area Structure Plan’s residential density is not reduced below the minimum residential greenfield development density target in effect at the time of the Area Structure Plan’s adoption.
 - d. Where an Area Structure Plan is exempt under clause (c), any existing or new Neighbourhood Structure Plans are exempt from meeting policy 2.3.2.6, provided they are subordinate to and consistent with that Area Structure Plan.
 - e. Locations with multi-modal transportation access or proximity to employment areas are encouraged to exceed the minimum residential greenfield development density.
- d. deleting “V 1.0 CHARTER BYLAW 20,000” on page 1 and replacing with the following:

“CHARTER BYLAW 20,000 AS AMENDED”

- e. deleting page number “180” and replacing with “181” on the Table of Contents (page 3).
- f. deleting page number “181” and replacing with “182” on the Table of Contents (page 3).
- g. deleting page number “180” and replacing with “181”.
- h. deleting page number “181” and replacing with “182”.
- i. deleting the map entitled “Map 10D Anticipated Growth” and replacing it with the map entitled “Map 10D Anticipated Growth”, attached hereto as Schedule “A” and forming part of this bylaw.

READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

Map 10D

ANTICIPATED GROWTH FROM 1.75-2 MILLION

