EDMONTON CITY PLAN

Density Targets

ITEMS 3.23
CHARTER BYLAW 21144
CITY PLAN

PLANNING AND
ENVIRONMENT SERVICES
May 7, 2025

Edmonton

COUNCIL MOTION

January 20, 2025
Special City Council Meeting

"That Administration prepare amendments to The City Plan to incorporate Regional Growth Plan density targets and expectations, and return to a future City Council Public Hearing."

SCHEDULE 6:
Greenfield Density, Centres and Intensification Targets

Communities by Tier	Minimum Greenfield Residential Density* (du/nrha)	Aspirational Intensification Target***(% Dwellings to Built-Up Urban Areas)	Aspirational TOD Centres Density Target** (people+jobs/gha)	Aspirational Urban and Sub-regional Centres Density Target** (du/nrha)
Metropolitan Core	n/a	Varies	140-160	n/a
Metropolitan Area	Varies	Varies	Varies	Varies
Edmonton***	45	25%	140-160	n/a
Leduc County (West of QE2 to Whitemud Creek)	45	n/a	140-160	100
St. Albert	40	17.5%		100
Strathcona County (Urban)	40	17.5%		100
Fort Saskatchewan	35	15%	n/a	100
Leduc	35	15%	n/a	100
Stony Plain	35	15%	n/a	100
Beaumont	35	10%	n/a	100
Spruce Grove	35	10%	n/a	100
Leduc County (balance)	35	n/a	n/a	100

Edmonton Metropolitan Region Growth Plan
Rescinded March 31, 2025

PROPOSED CITY PLAN TEXT AMENDMENTS: Policy 2.3.2.6

Original Policy 2.3.2.6

Require that all districts meet or exceed regional density targets as they develop and redevelop over time.

Proposed Policy 2.3.2.6

Require that residential greenfield development meets or exceeds a minimum density of 45 dwelling units per net residential hectare.
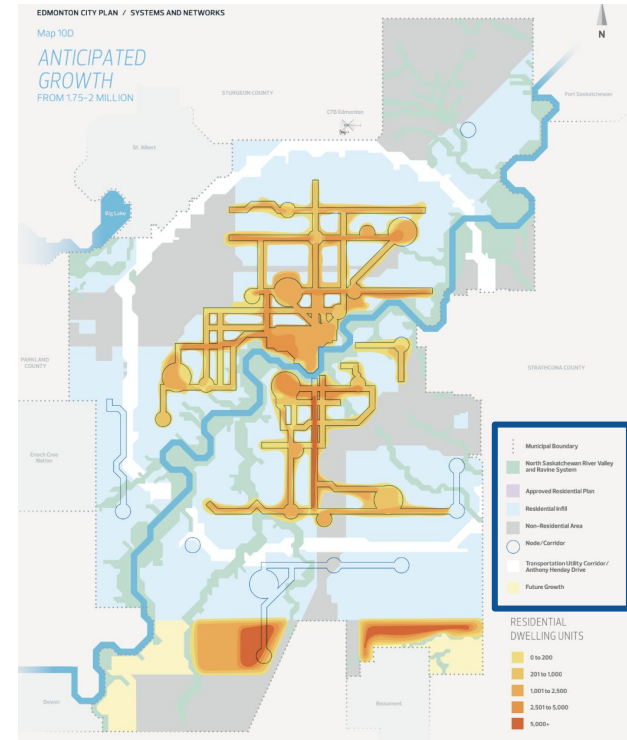
6. Minimum Residential Greenfield Development Density

a) Density is measured at the ASP level.

b) NSPs can be 5 units below the ASP minimum density.

c) Existing ASPs are exempt, provided they meet prior density minimums.

d) NSPs under exempt ASPs are also exempt.

e) Sites near multi-modal transportation or employment areas should aim for higher density.

OTHER PROPOSED CITY PLAN ADMINISTRATIVE AMENDMENTS

Text Amendments

+ Adjust the table of contents and page numbers

+ Delete regional density target text references

+ Amend the cover page text

Map 10D Amendment

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**