



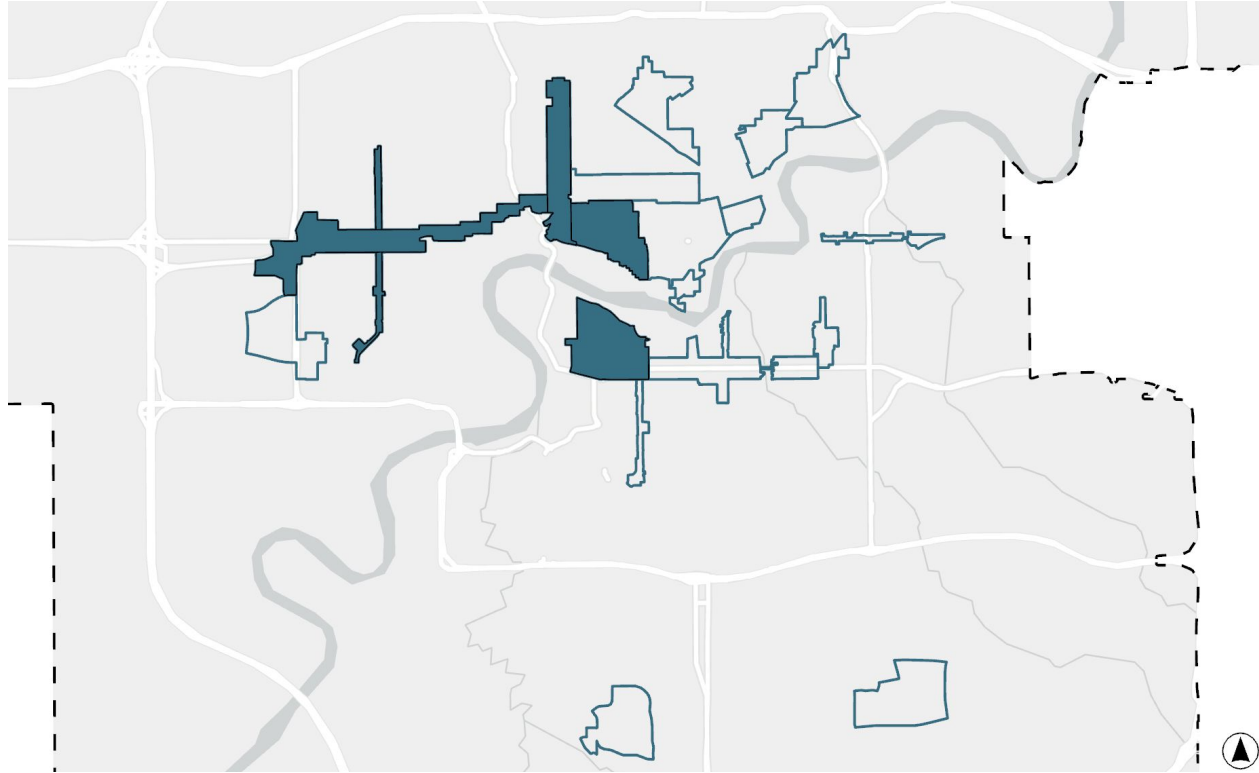
PRIORITY GROWTH AREAS

May 20, 2025

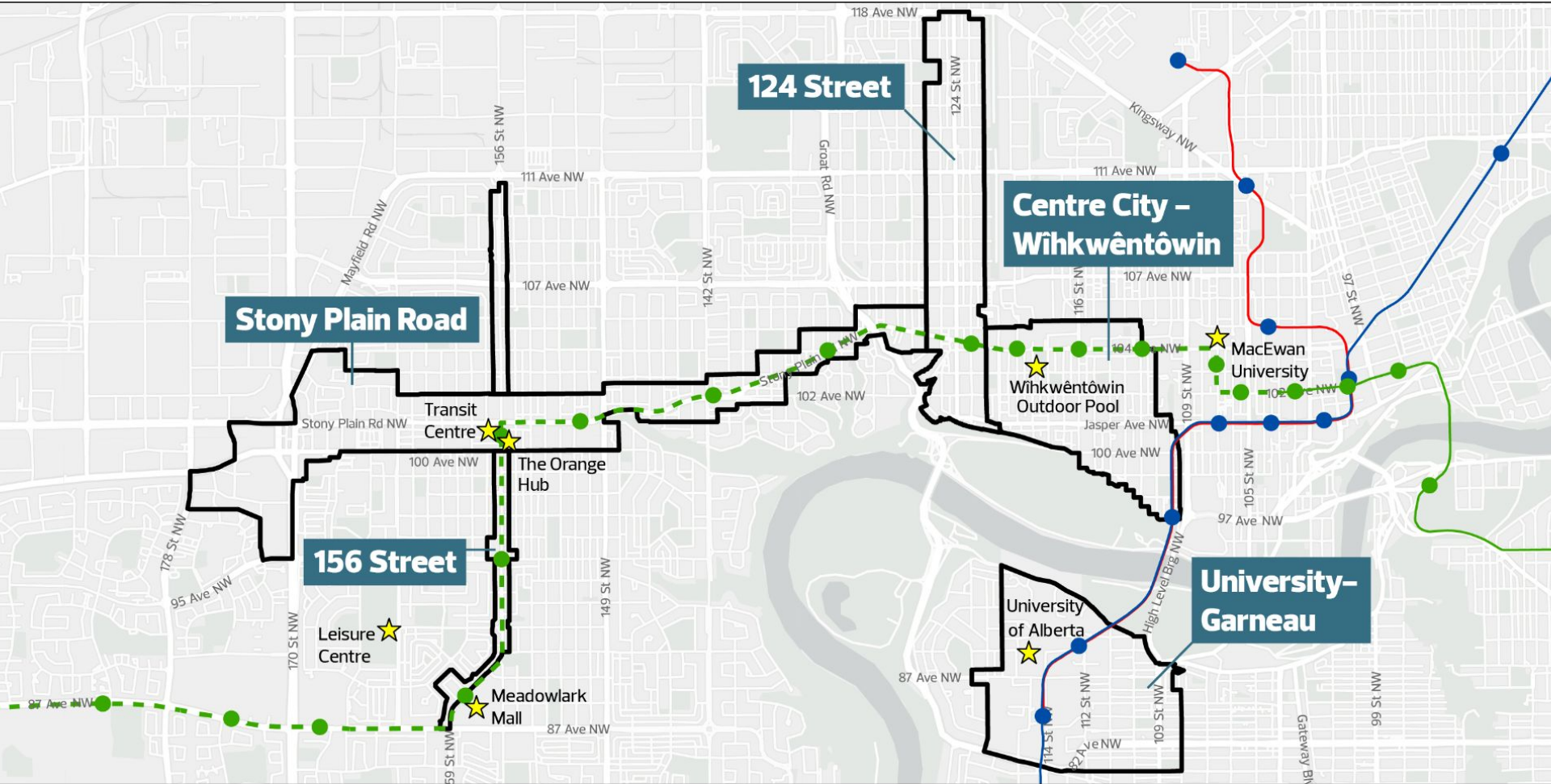
April 12, 2022

Urban Planning Committee Motion

That Administration provides a report outlining a potential work plan, including: timing, engagement, resources, and budget on an approach to rezoning priority growth areas as identified through District Plans and Growth Management, if approved

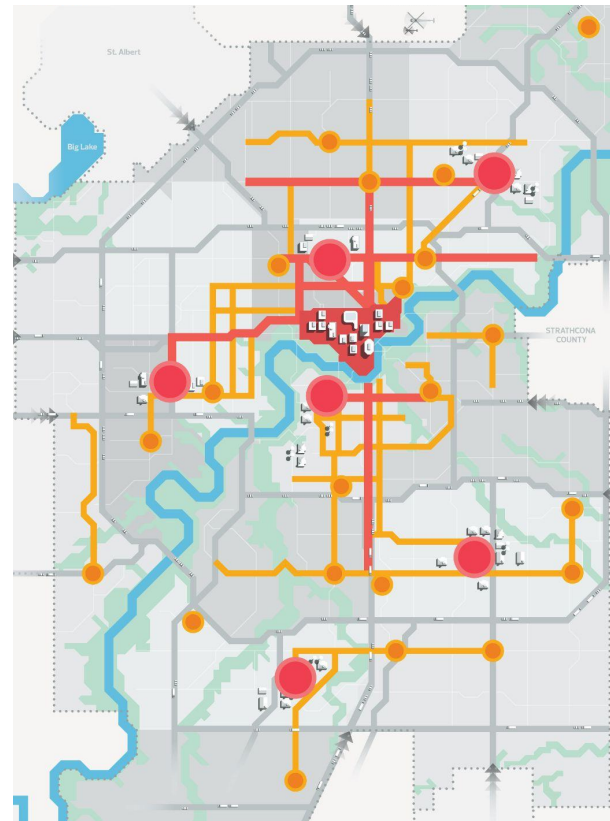


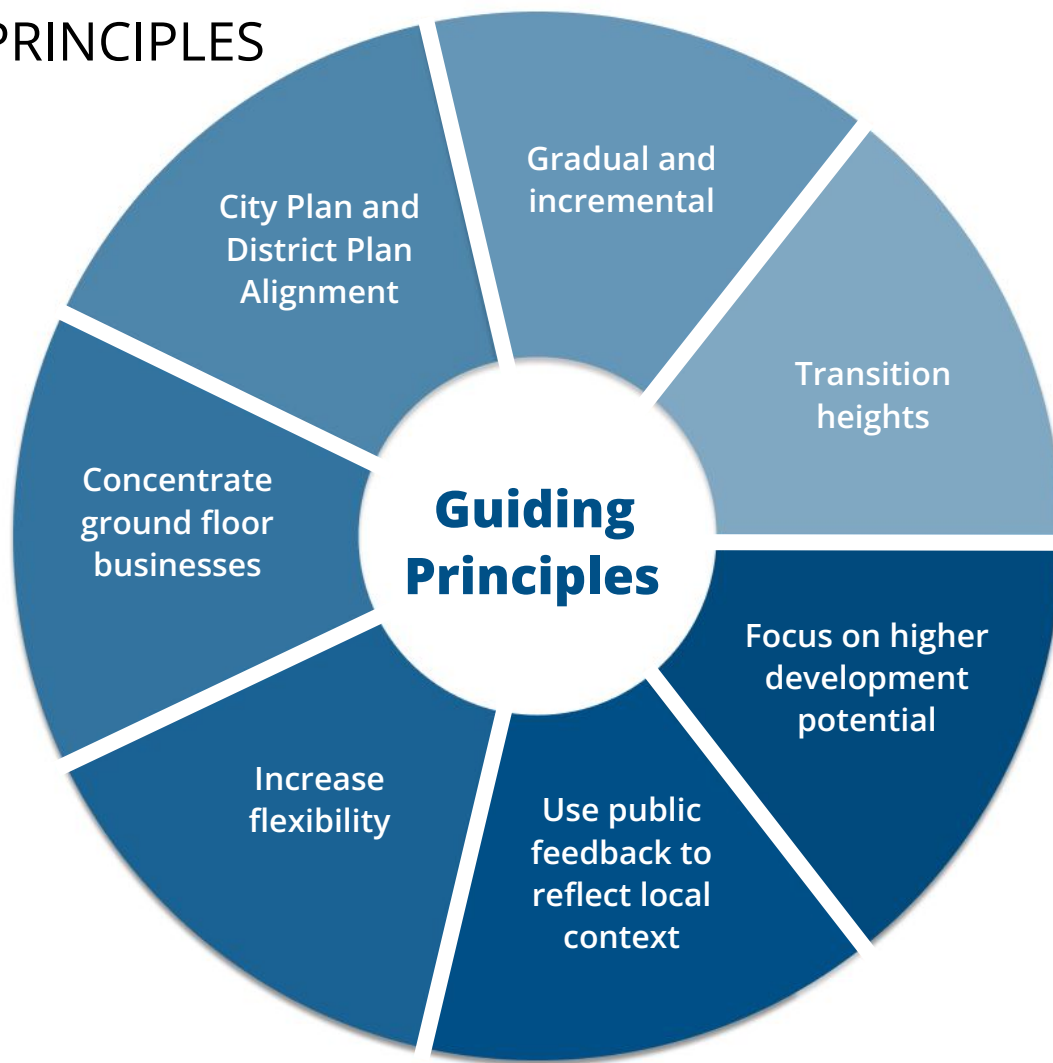
SELECTED PRIORITY GROWTH AREAS



City-initiated rezoning is anticipated to:

- + Encourage investment
- + Streamline development
- + Provide opportunities for additional housing
- + Support transit oriented and walkable communities
- + Proactively identify infrastructure needs





6 NODES AND CORRIDORS



CENTRE CITY

 **450**
PER HECTARE
MINIMUM

**Mid-rise and
high-rise
buildings**



MAJOR NODE

 **250**
PER HECTARE
MINIMUM

**Mid-rise and
high-rise
buildings**



PRIMARY CORRIDOR

 **150**
PER HECTARE
MINIMUM

**Mid-rise and some
high-rise buildings**



SECONDAR Y CORRIDOR

 **75**
PER HECTARE
MINIMUM

**Low-rise and
mid-rise buildings**

Public Notification Bylaw

Notice of a large-scale rezoning (more than 500 parcels) may be given by posting the notice on the City's public website a minimum of 30 days before the public hearing related to the amendment occurs.

Your Property is Proposed for Rezoning

The rezoning is part of broader targeted, City-driven rezonings in the Wihkwêntôwin and 124 Street areas.

Public Hearing

Date: May 20, 2025

Time: 9:30 a.m.

Location: City Hall or online



Learn more at:
edmonton.ca/PriorityGrowthAreaRezoning



**17**

Stakeholder
Meetings

6

Public
Workshops

10

Pop Up
Events

**1,725**

Survey
Respondents

**6k+**

Newsletter
Subscribers
Reached

**595k+**

Online Advertising
Accounts Reached

**49**

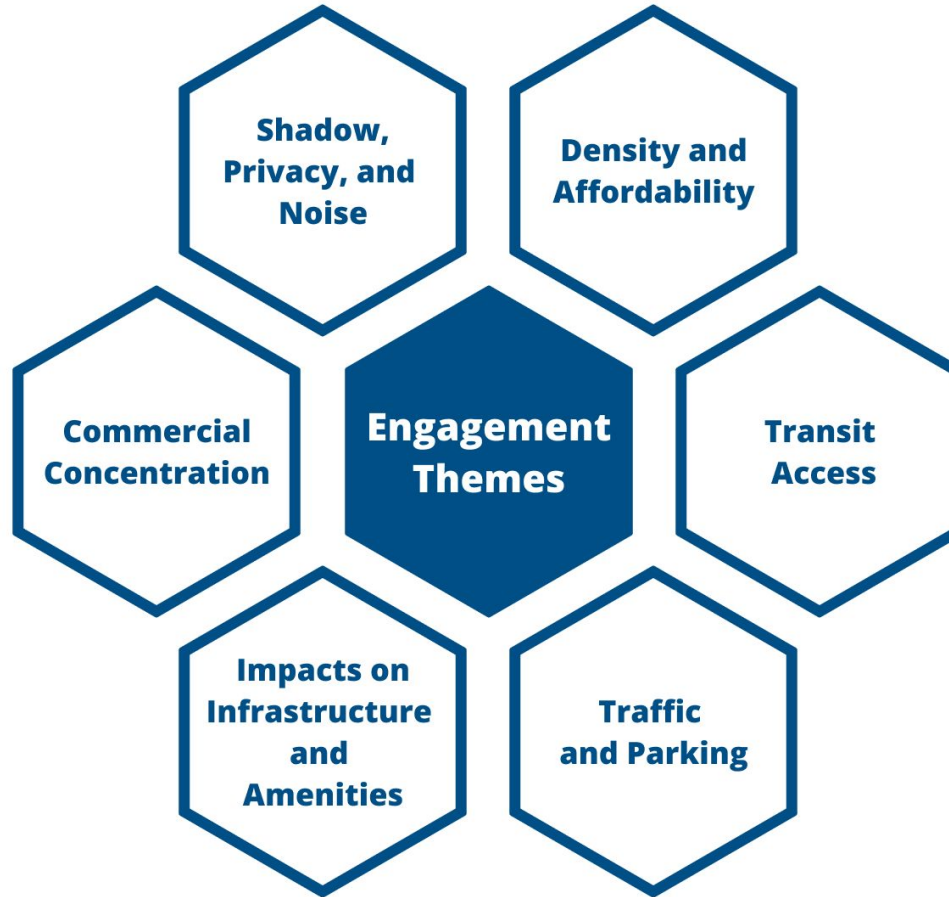
Chat with a
Planner Sessions

**711**

Engaged Edmonton
Submissions

**91,779**

Postcards Mailed



Exploratory Public Engagement

Summer 2024

- + Feedback on focus areas and policy direction

Refinement Public Engagement

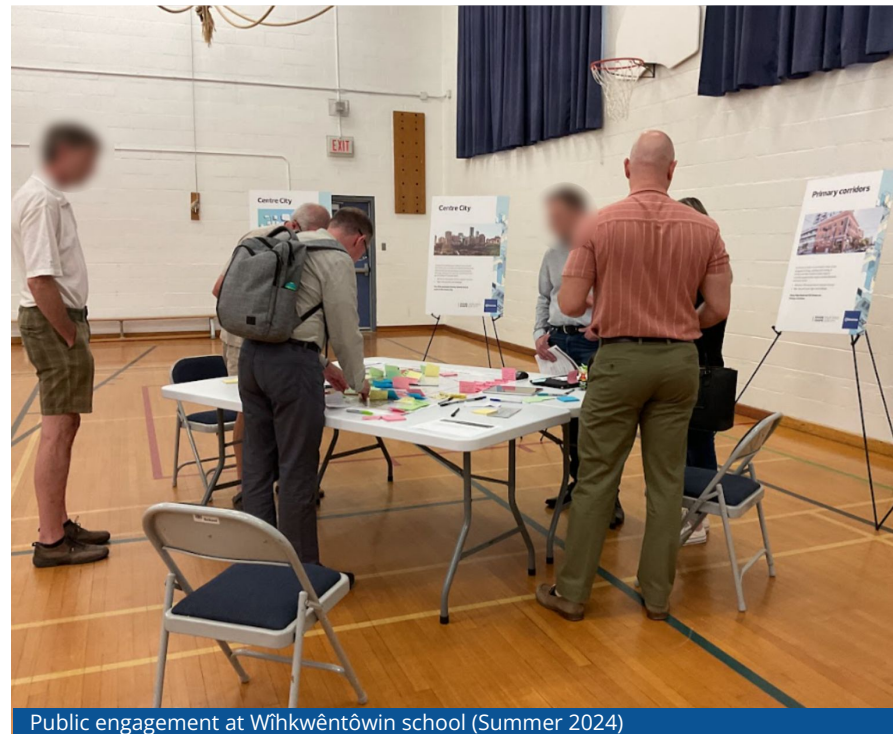
Fall 2024

- + Feedback on refined focus area and first draft rezoning proposal

Final draft proposal

March 2025

- + Released for comment and questions



Public engagement at Wihkwêntôwin school (Summer 2024)

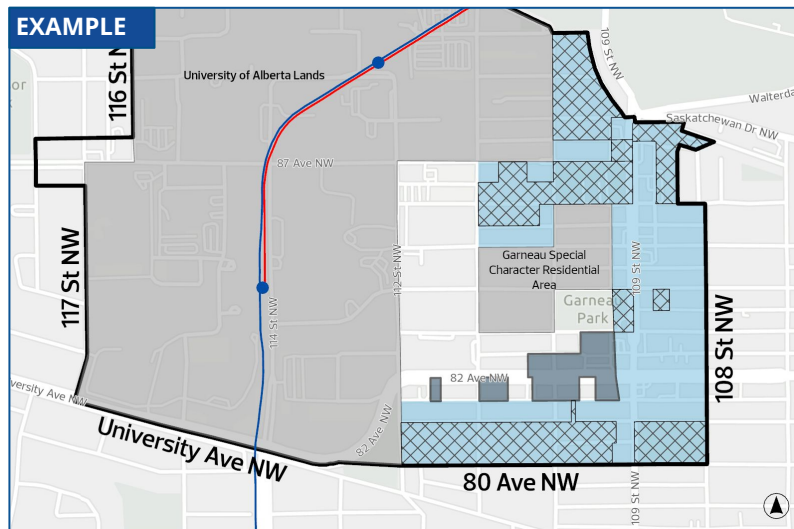
Revisions to the proposal generally reflect:


- + Taller buildings near LRT stations, intersections, and along arterial roads
- + Heights reflect surrounding contexts and lowered in some locations to decrease impacts
- + Mandatory commercial focused on existing commercial streets and LRT stations




Public engagement at The Orange Hub (Summer 2024)

Project Phase Maps

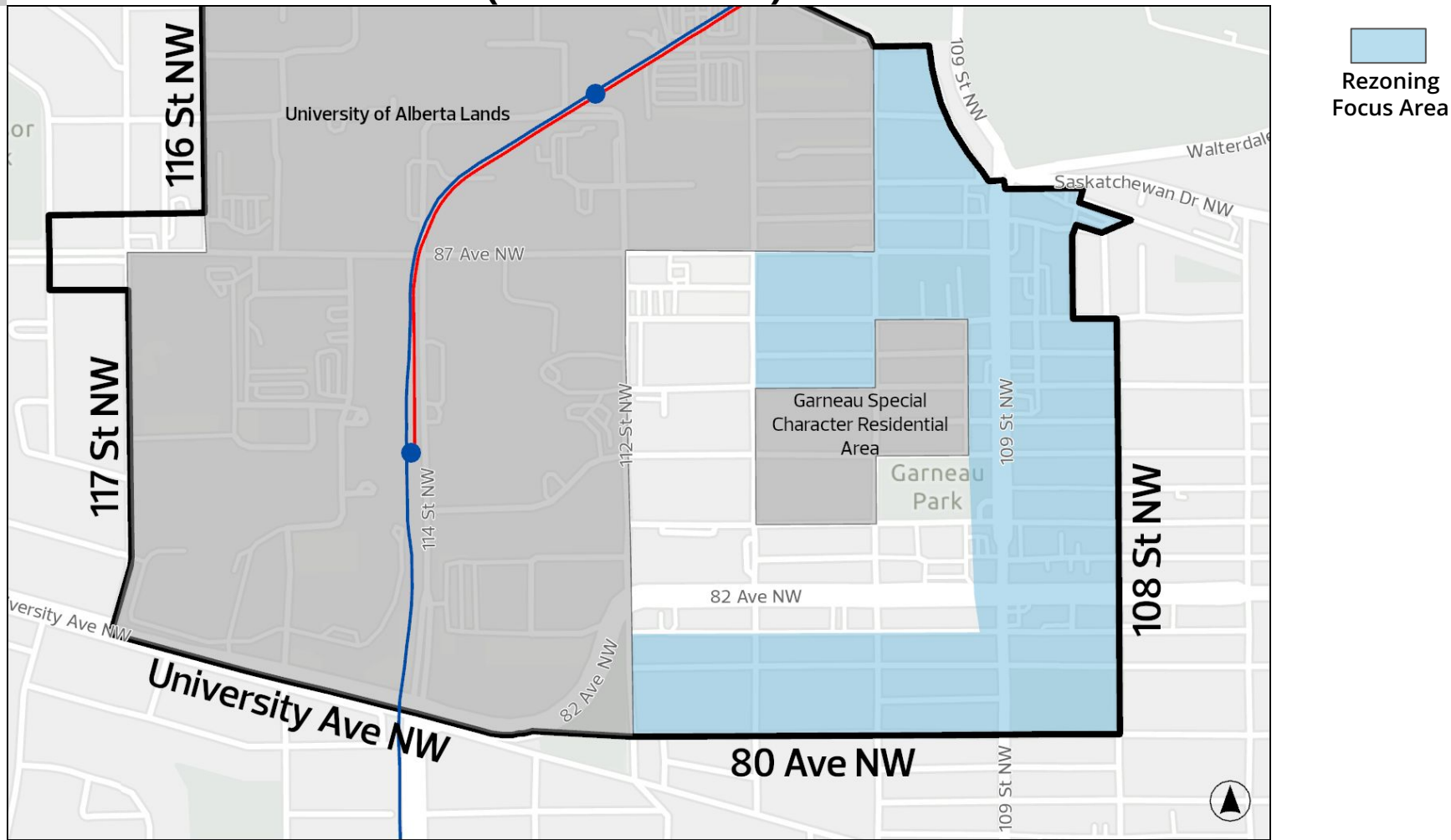



Rezoning
Focus Area

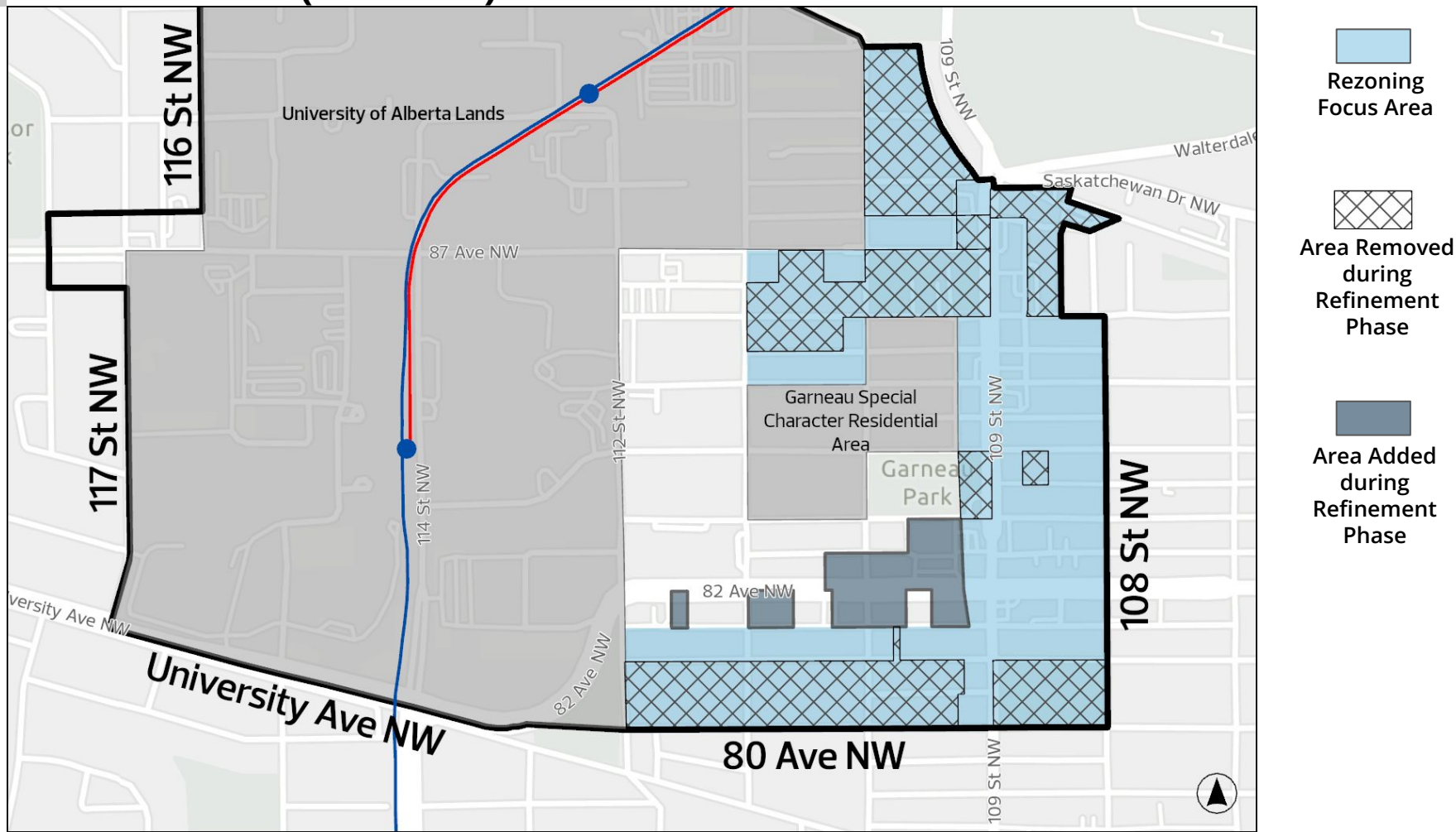

Area Removed
during
Refinement
Phase


Area Added
during
Refinement
Phase

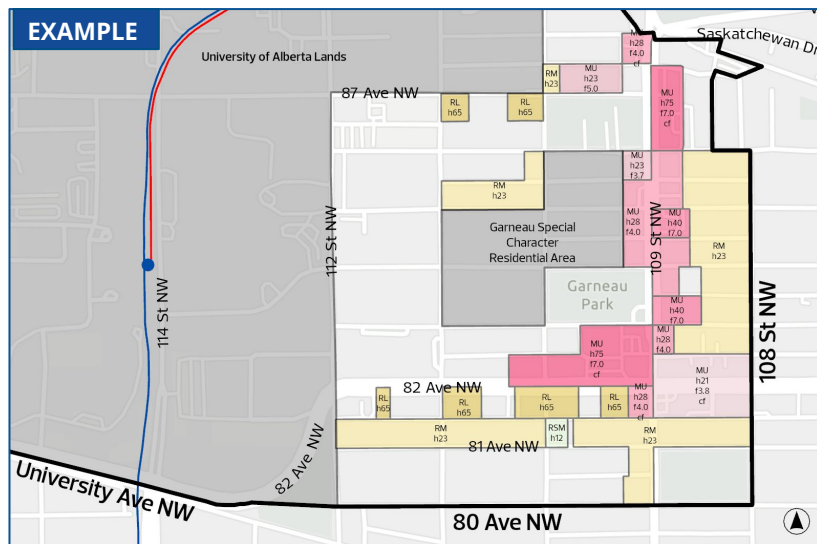
EXPLORATORY PHASE (Summer 2024)



REFINEMENT (Fall 2024)



Proposed Rezoning Maps



RESIDENTIAL ZONES

RL h65

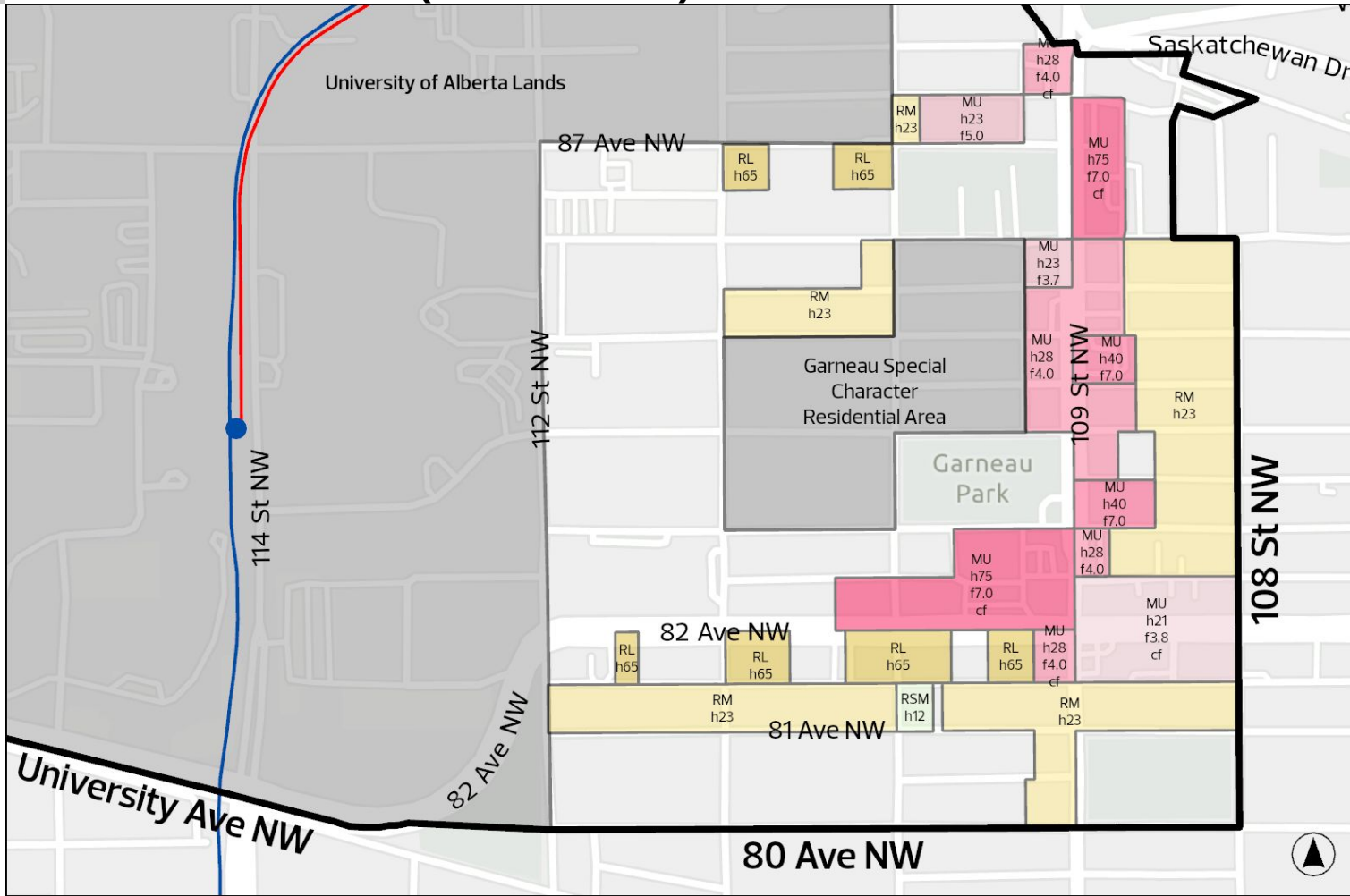
RSM h12

MIXED-USE ZONES

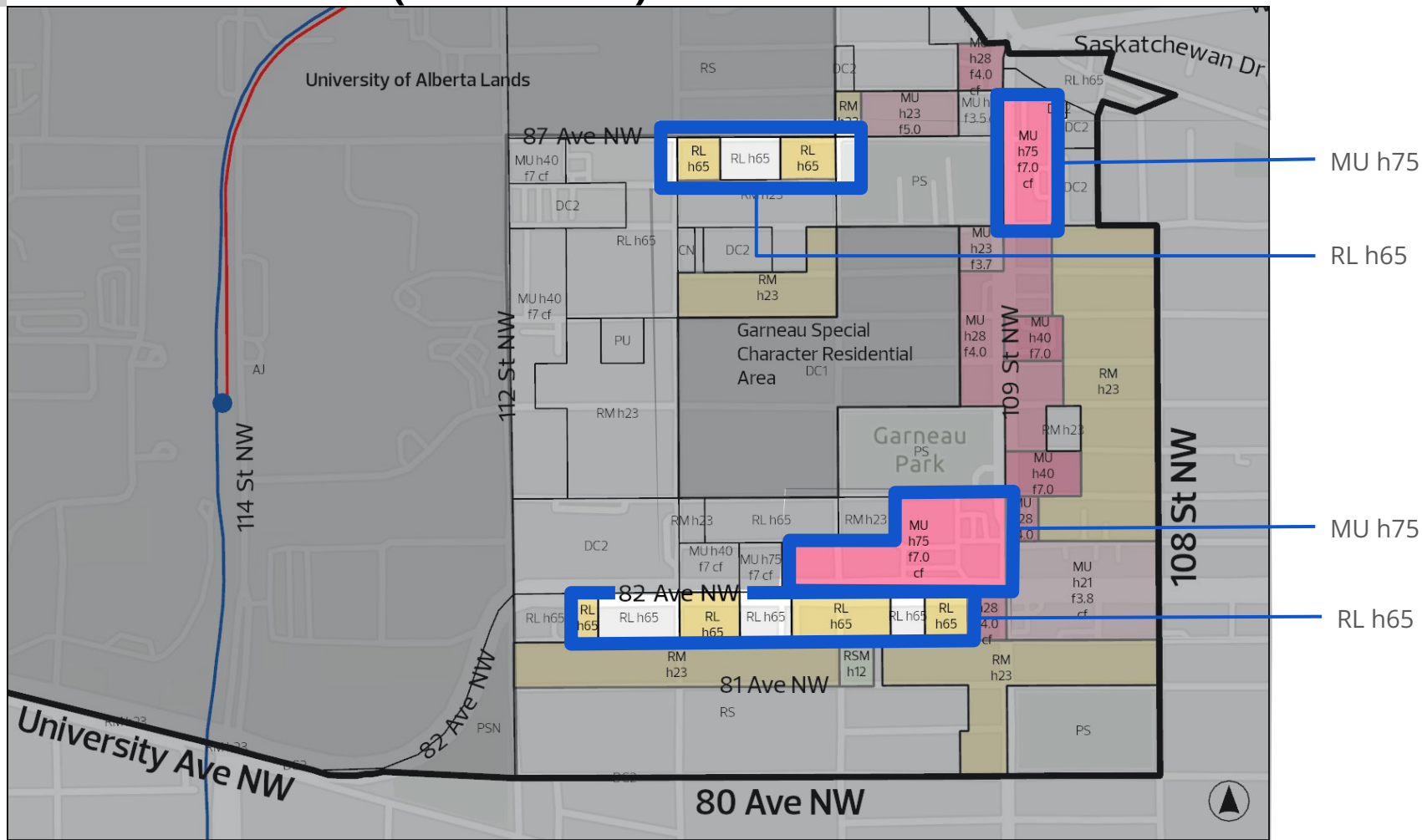
MU h85

MU h21

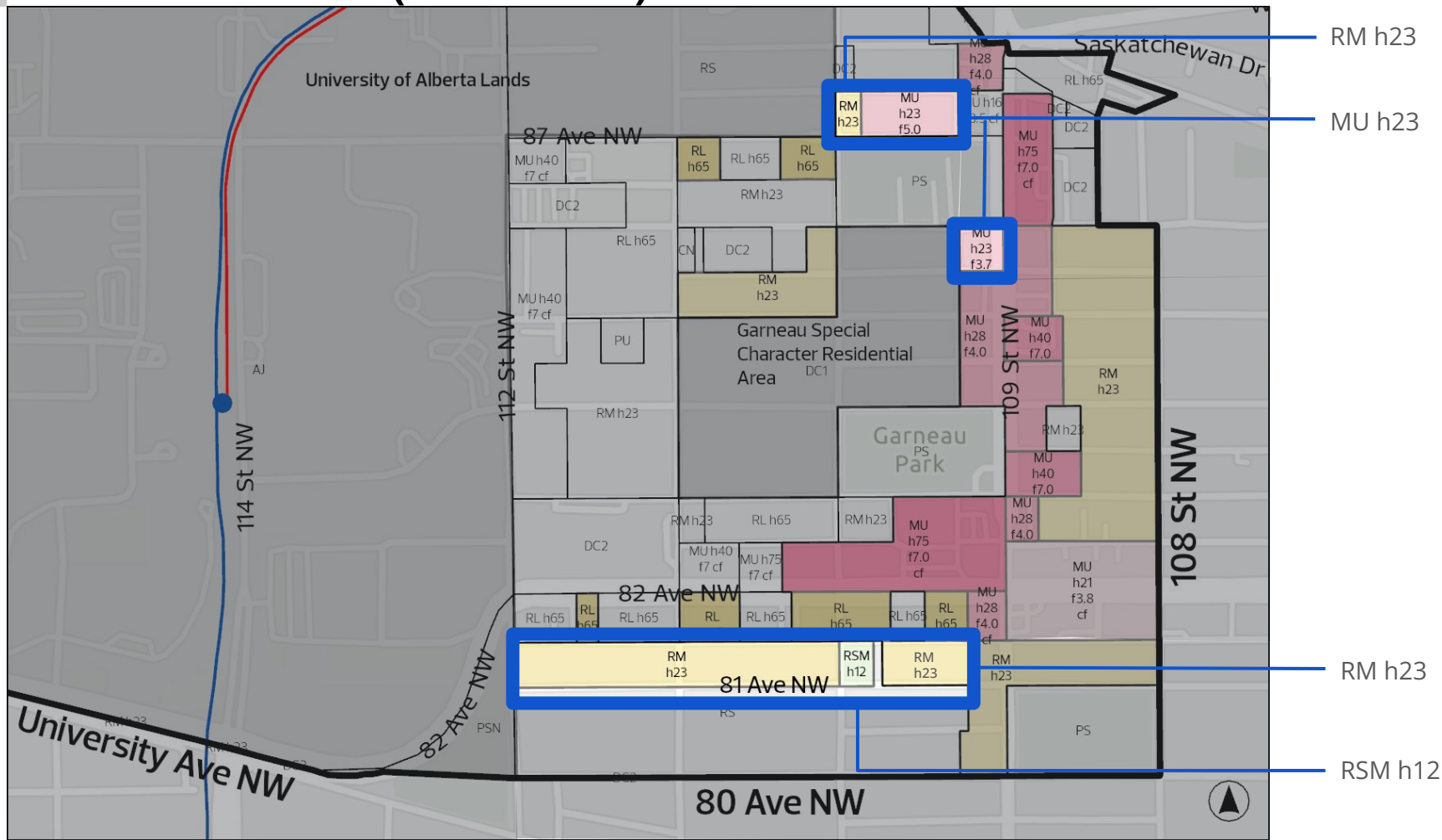
FINAL PROPOSAL (March 2025)



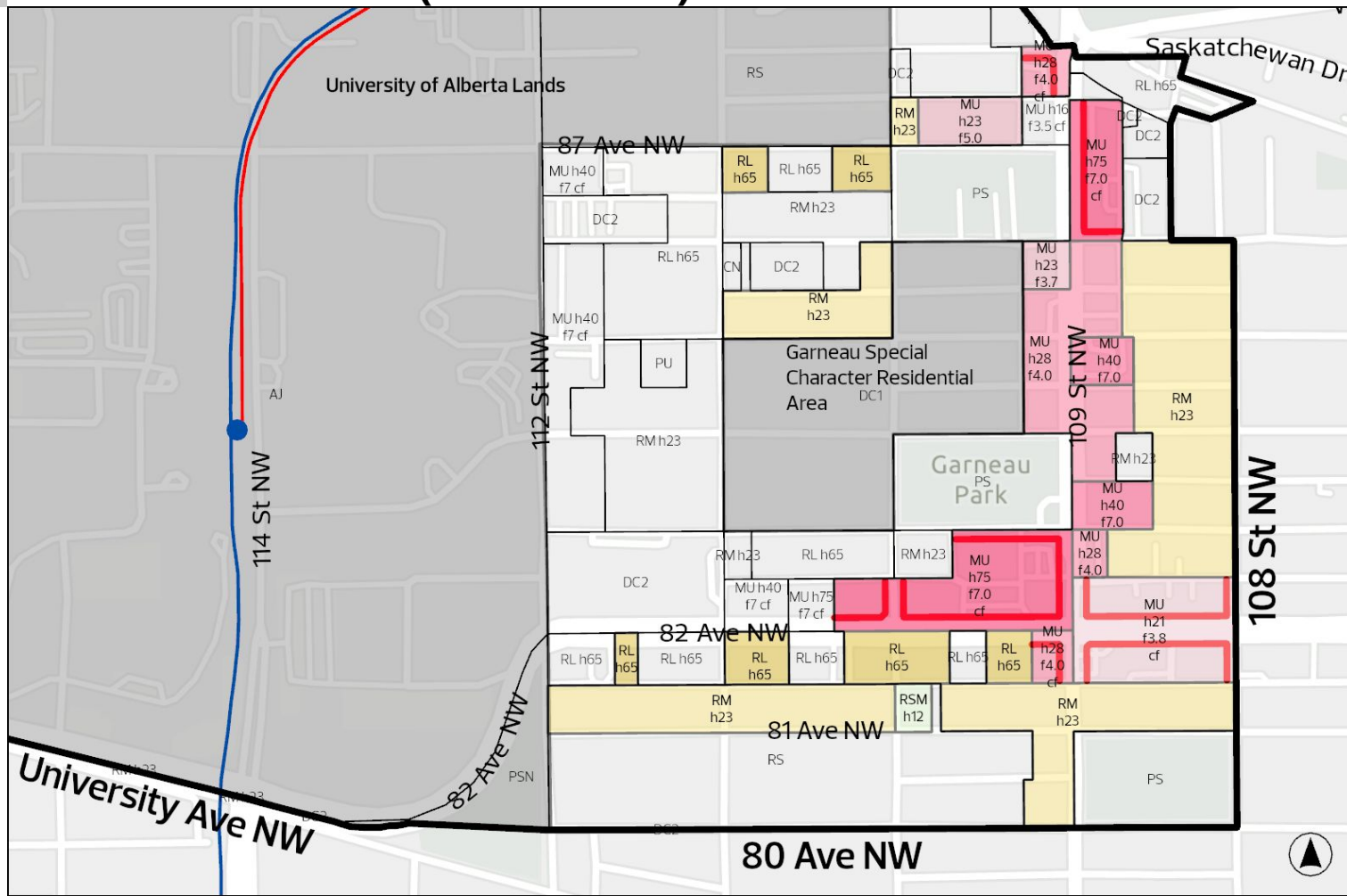
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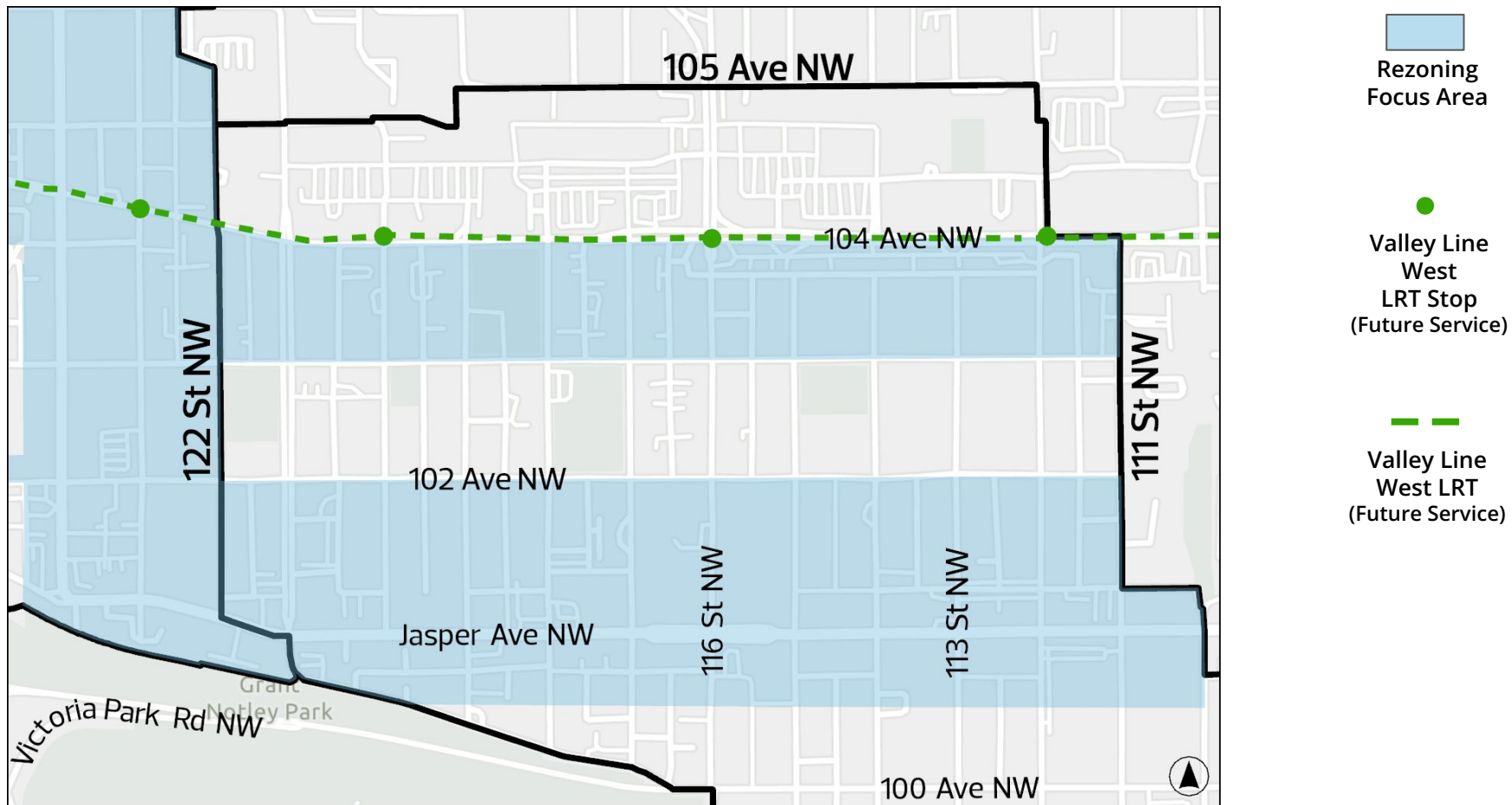
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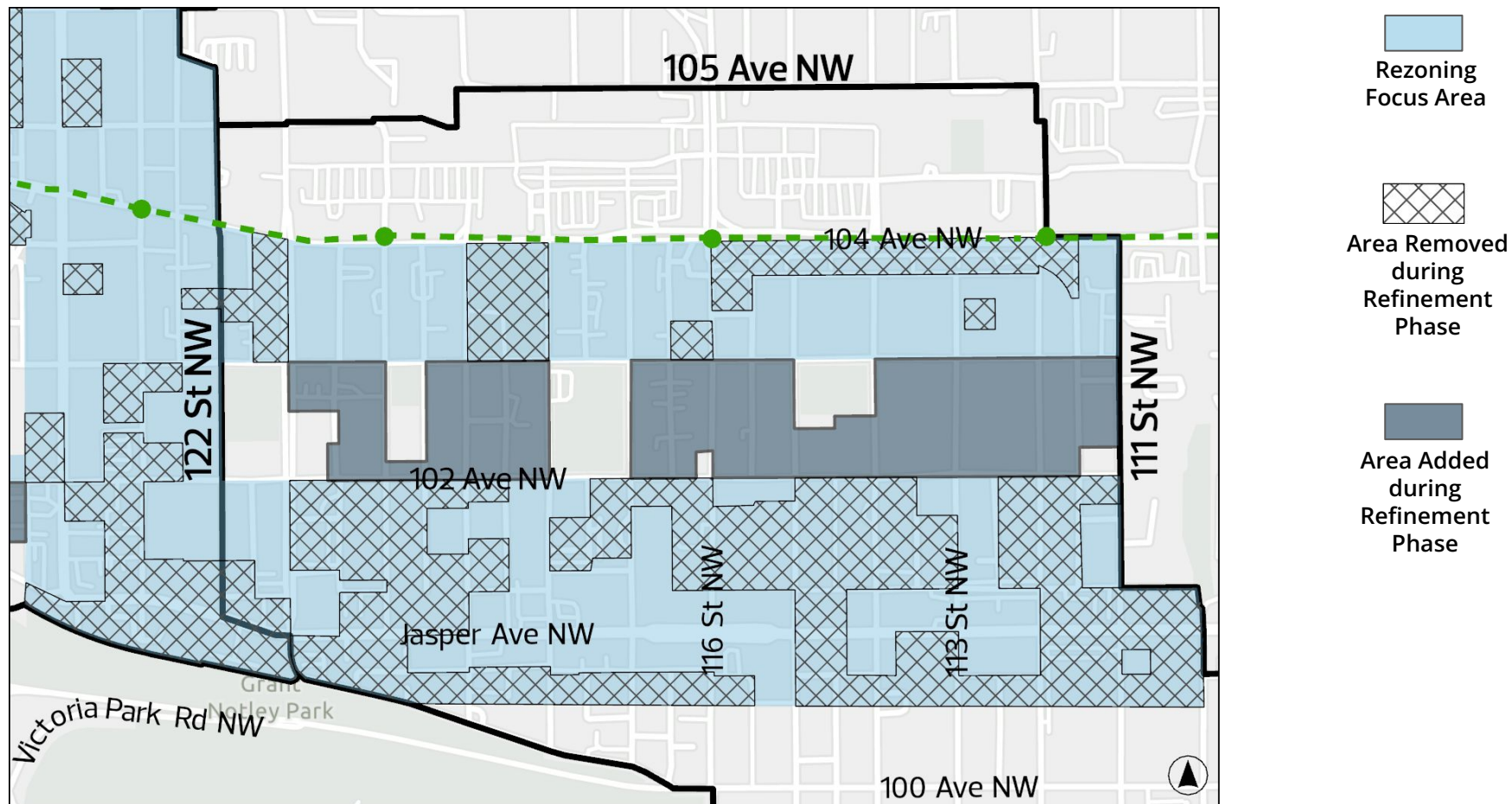
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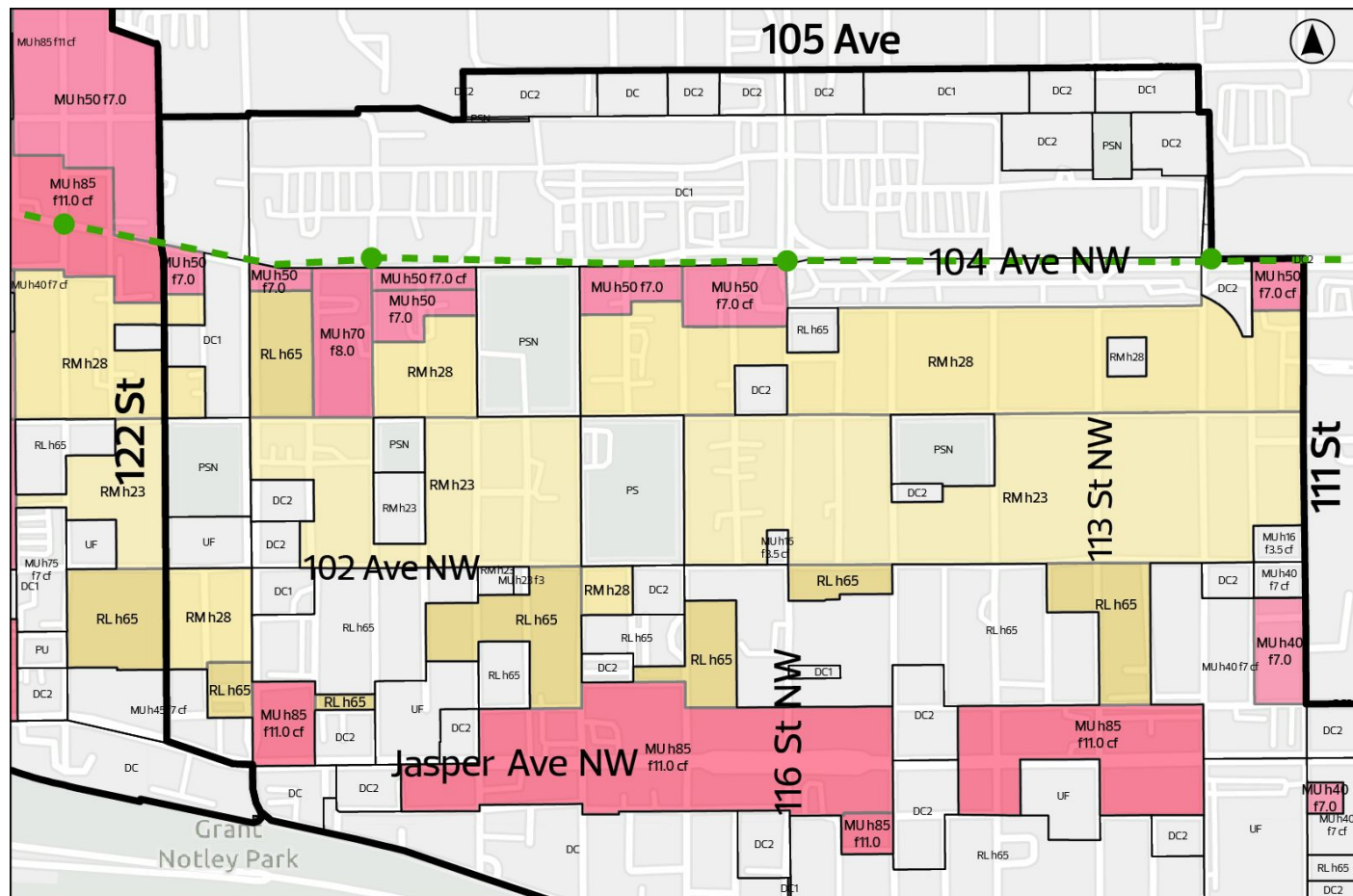
EXPLORATORY PHASE (Summer 2024)

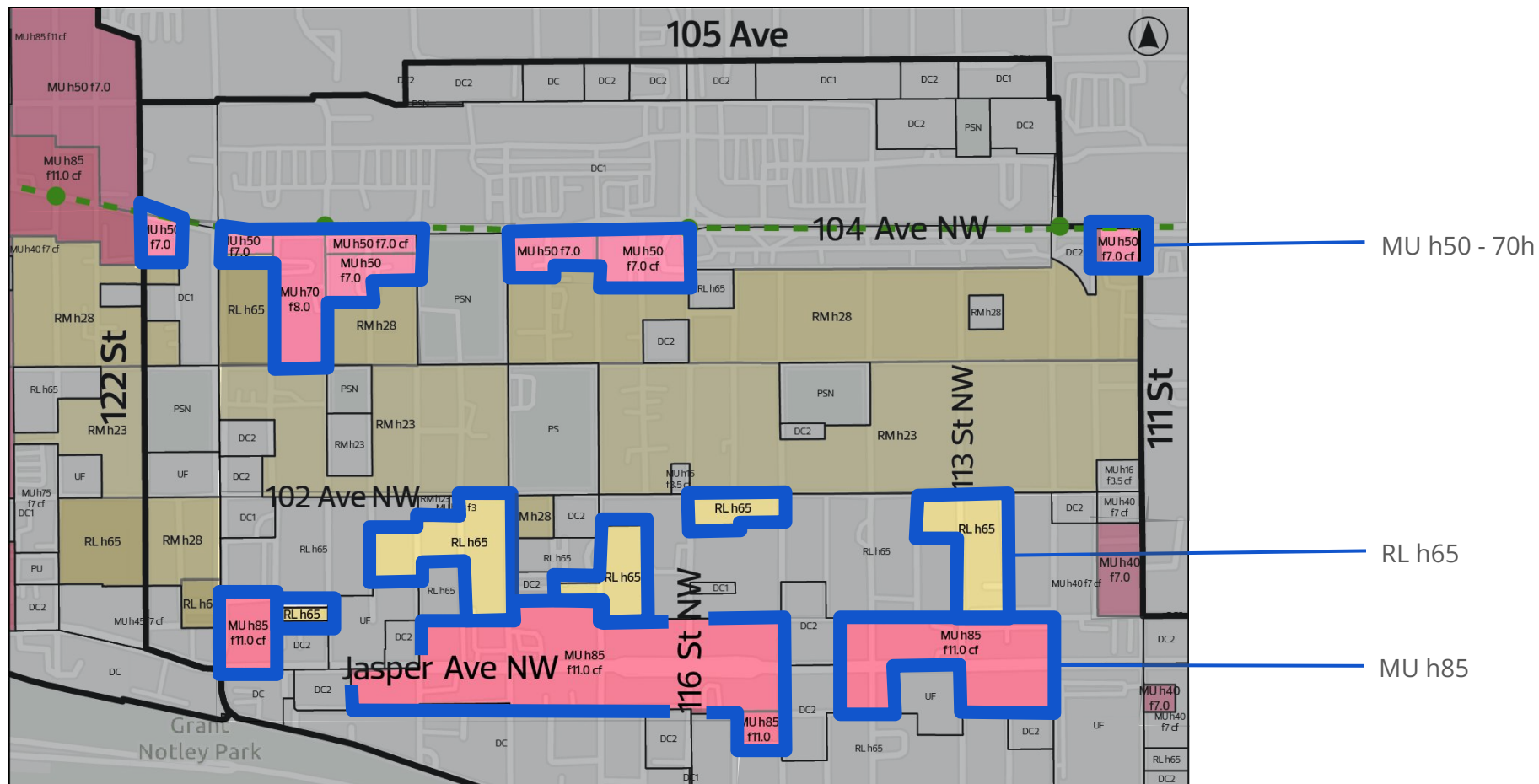


REFINEMENT (Fall 2024)

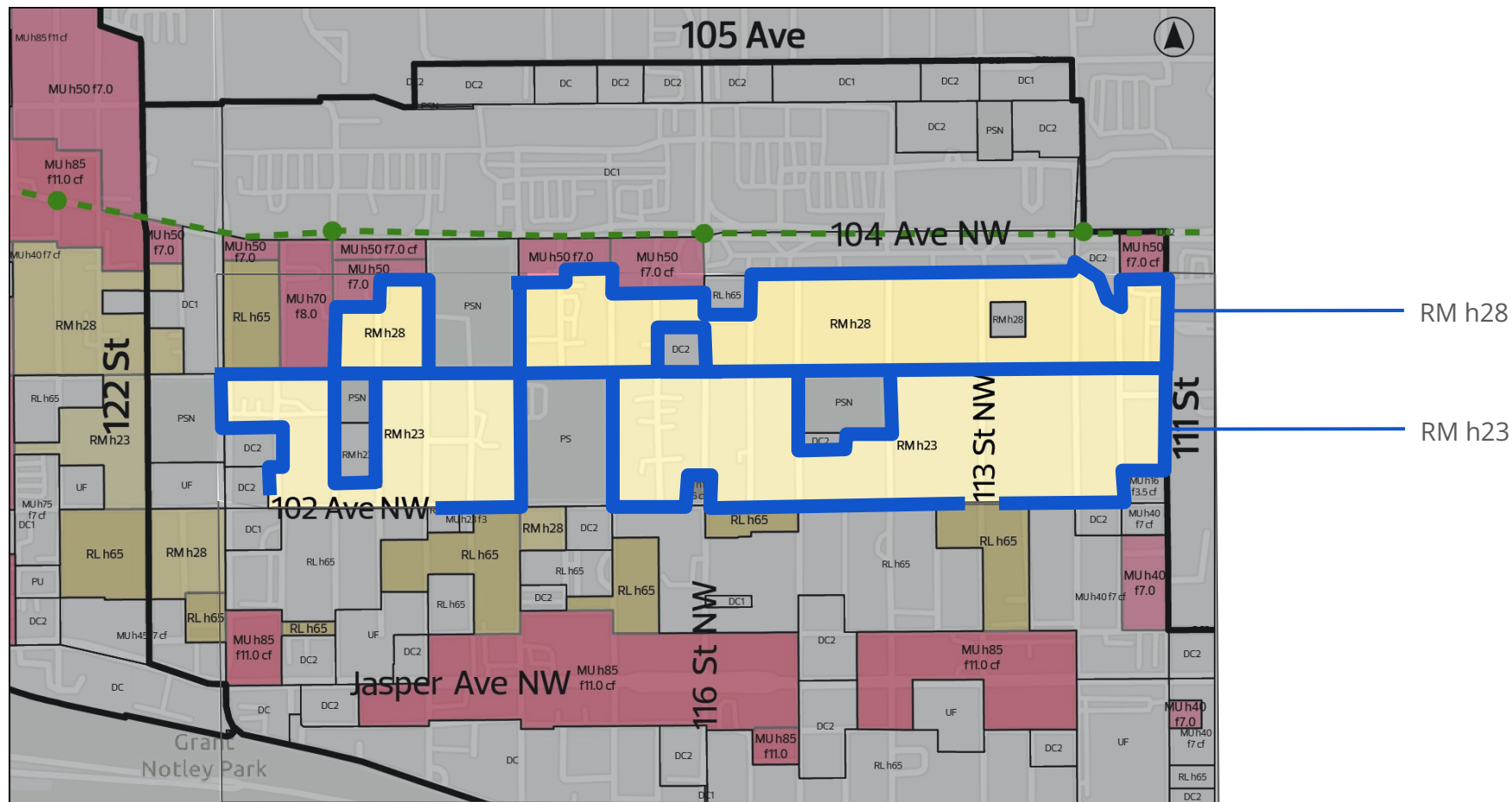


FINAL PROPOSAL (March 2025)

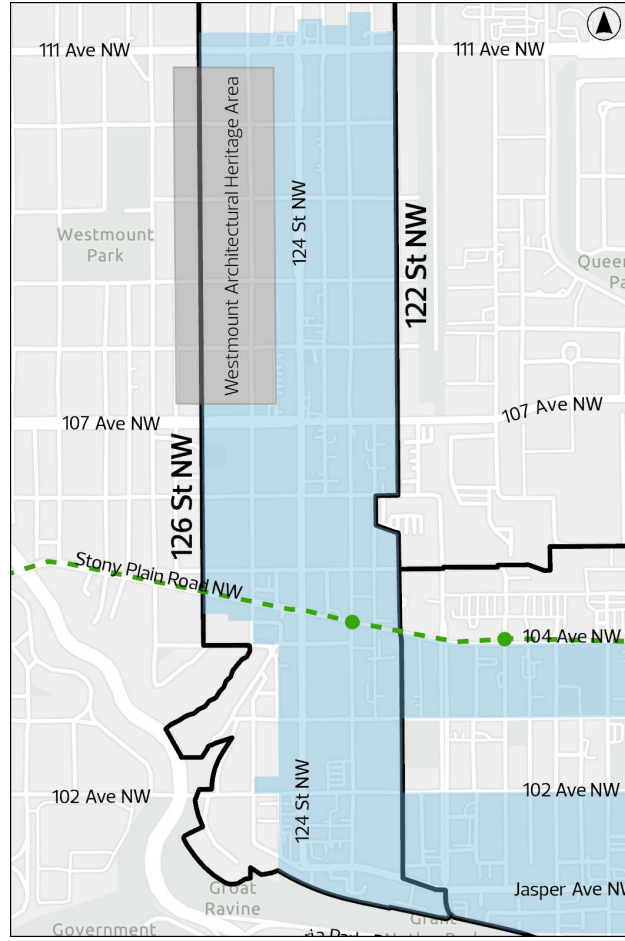




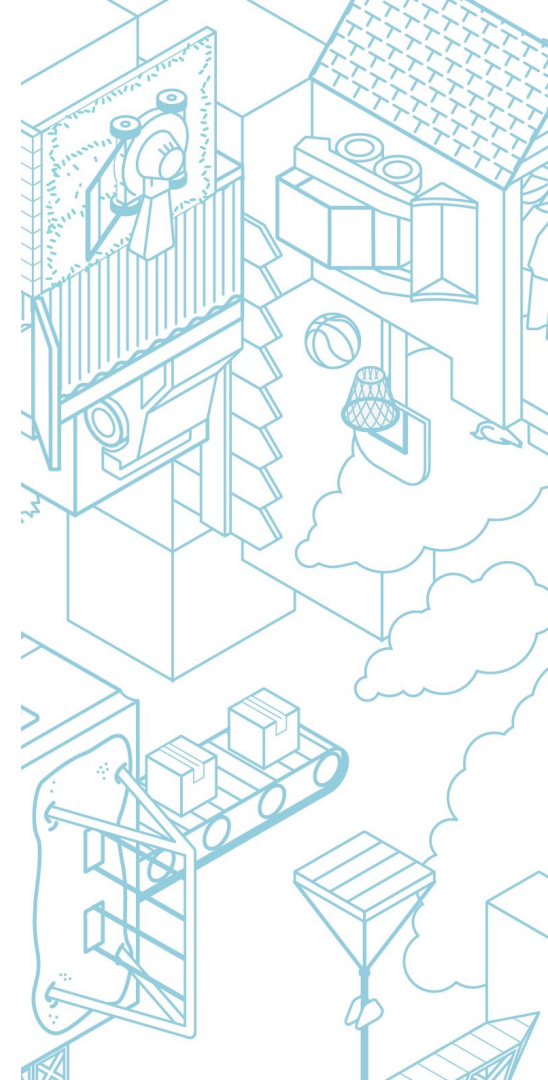
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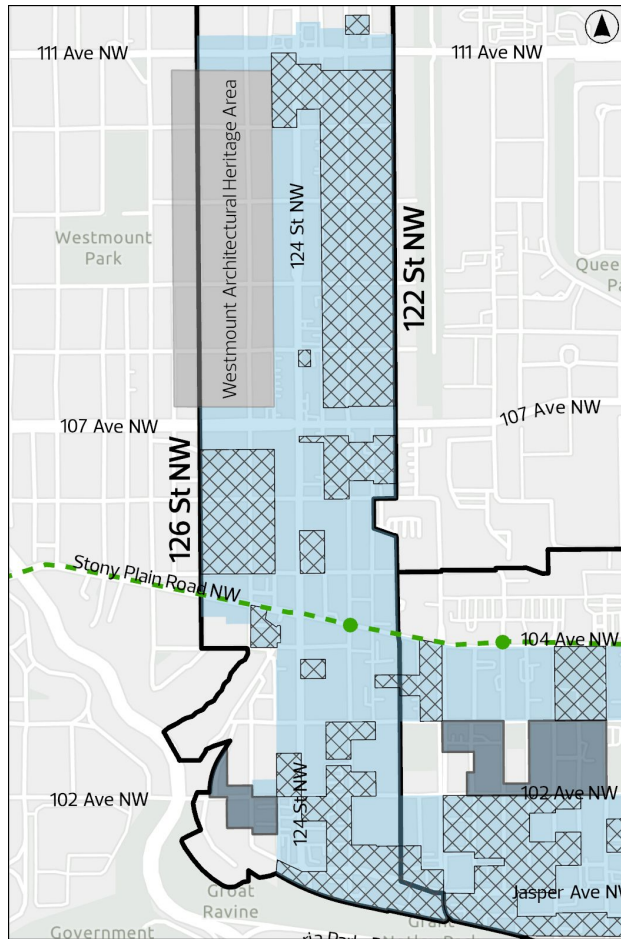
EXPLORATORY PHASE (Summer 2024)




-  Rezoning Focus Area
-  Valley Line West LRT Stop (Future Service)
-  Valley Line West LRT (Future Service)



REFINEMENT (Fall 2024)



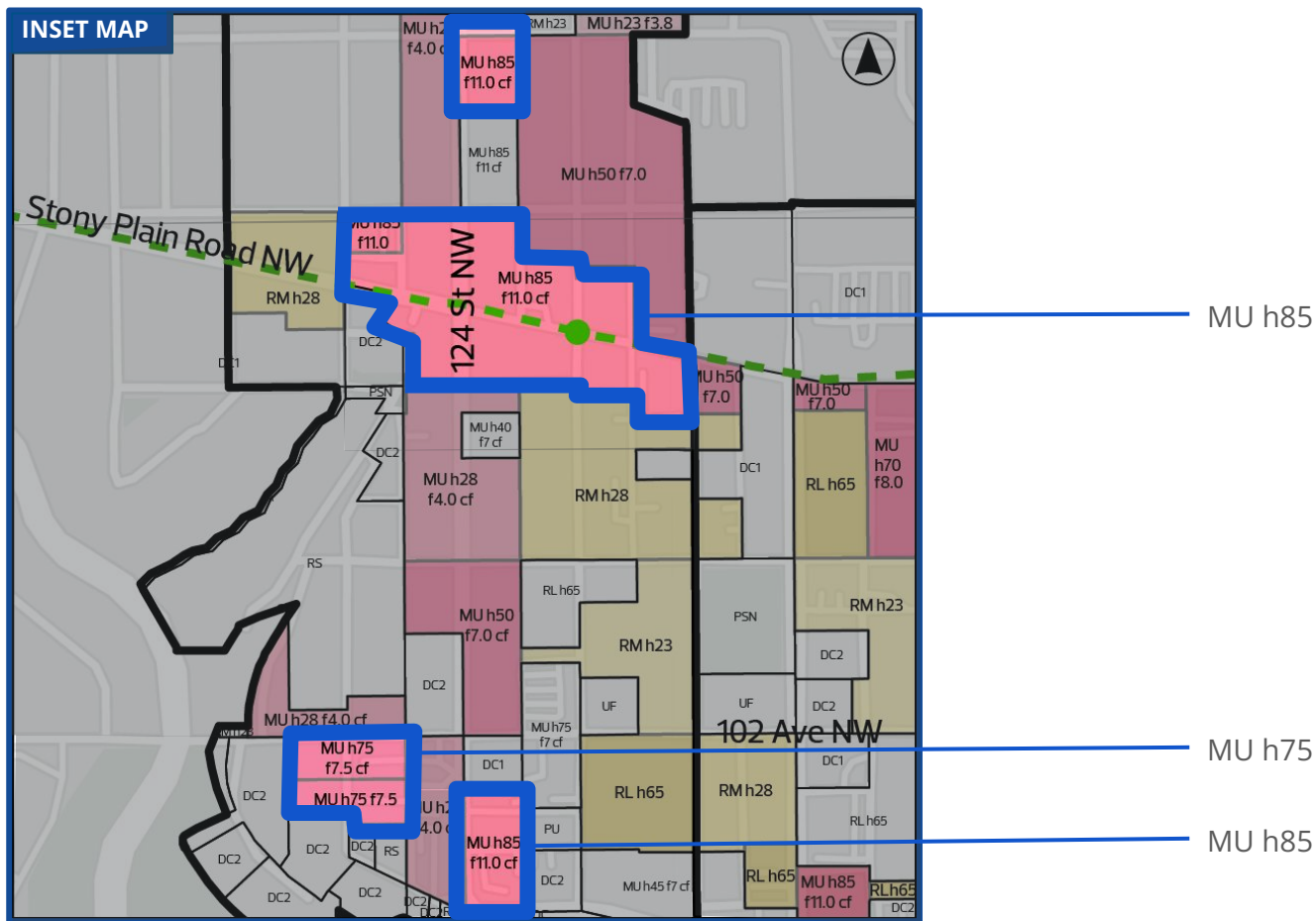

Rezoning
Focus Area


Area Removed
during
Refinement
Phase

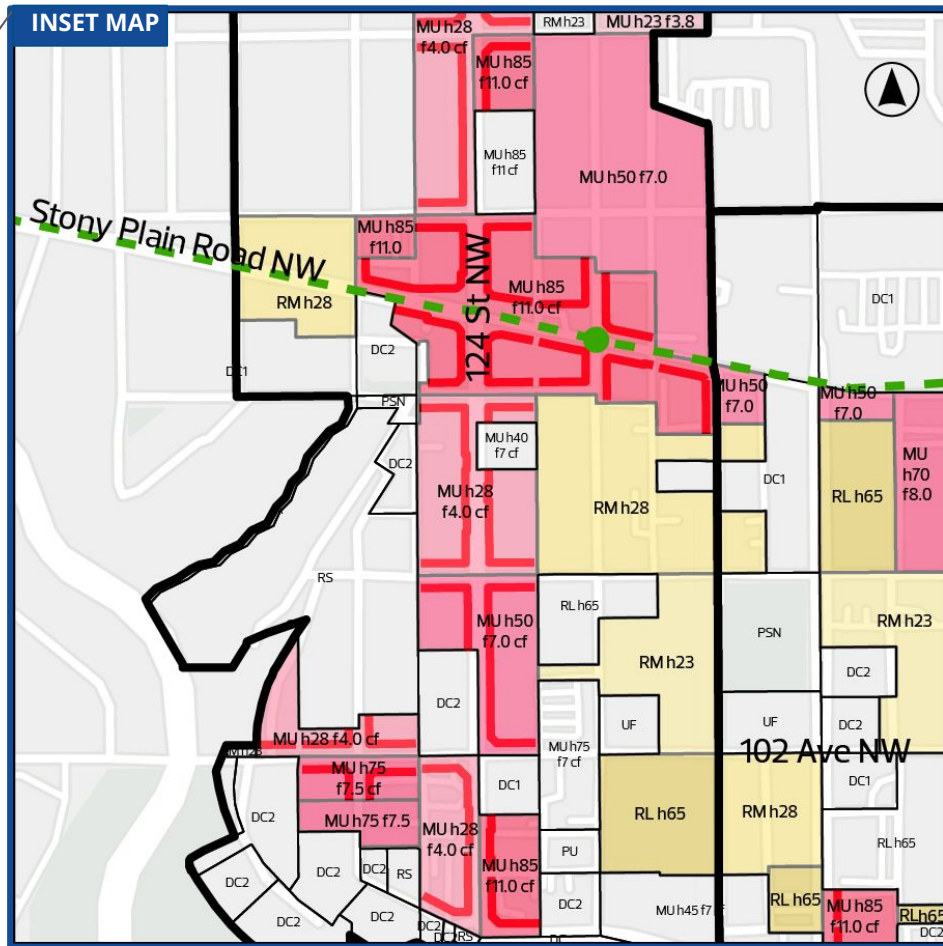
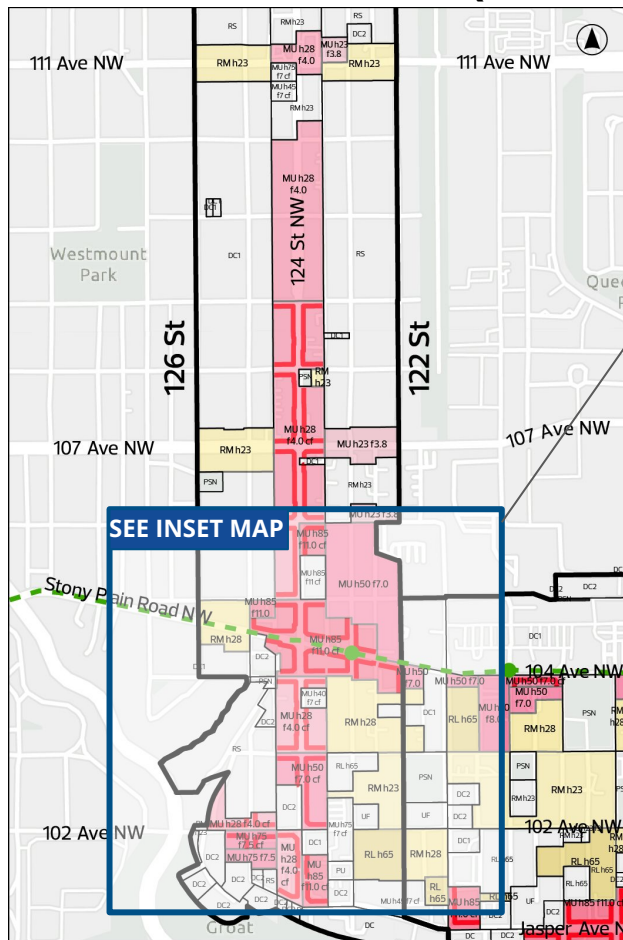

Area Added
during
Refinement
Phase



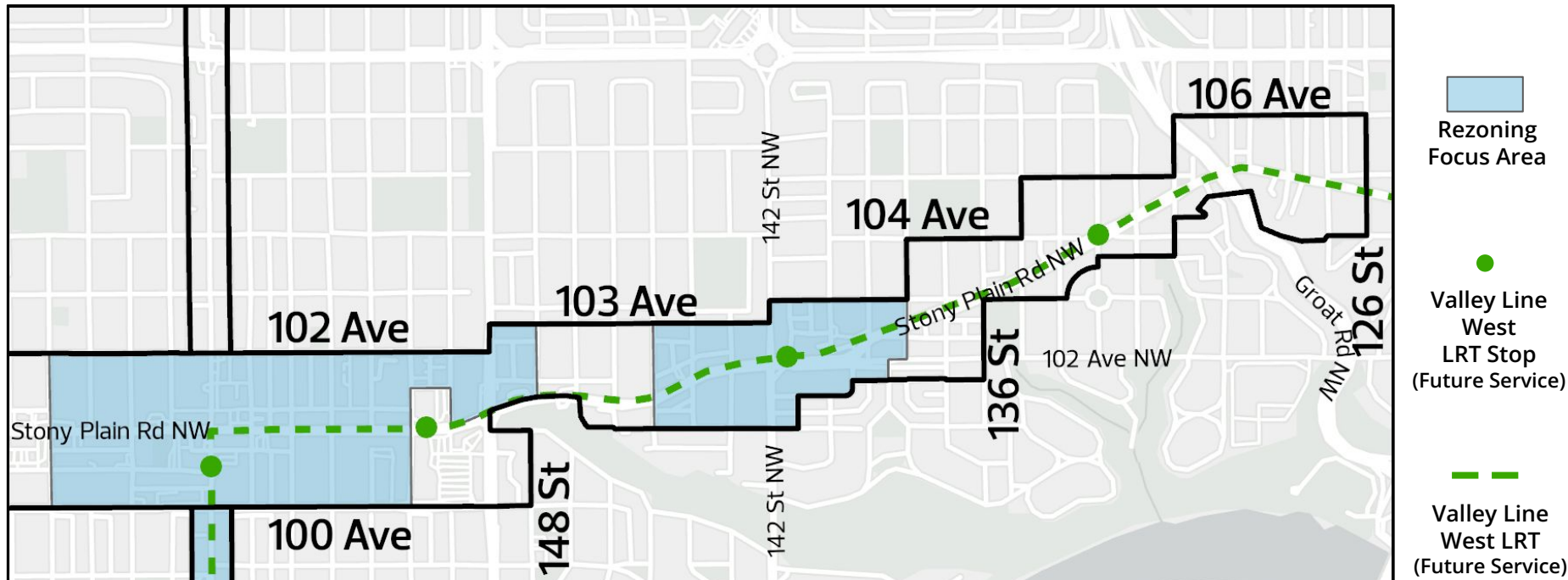
FINAL PROPOSAL (March 2025)



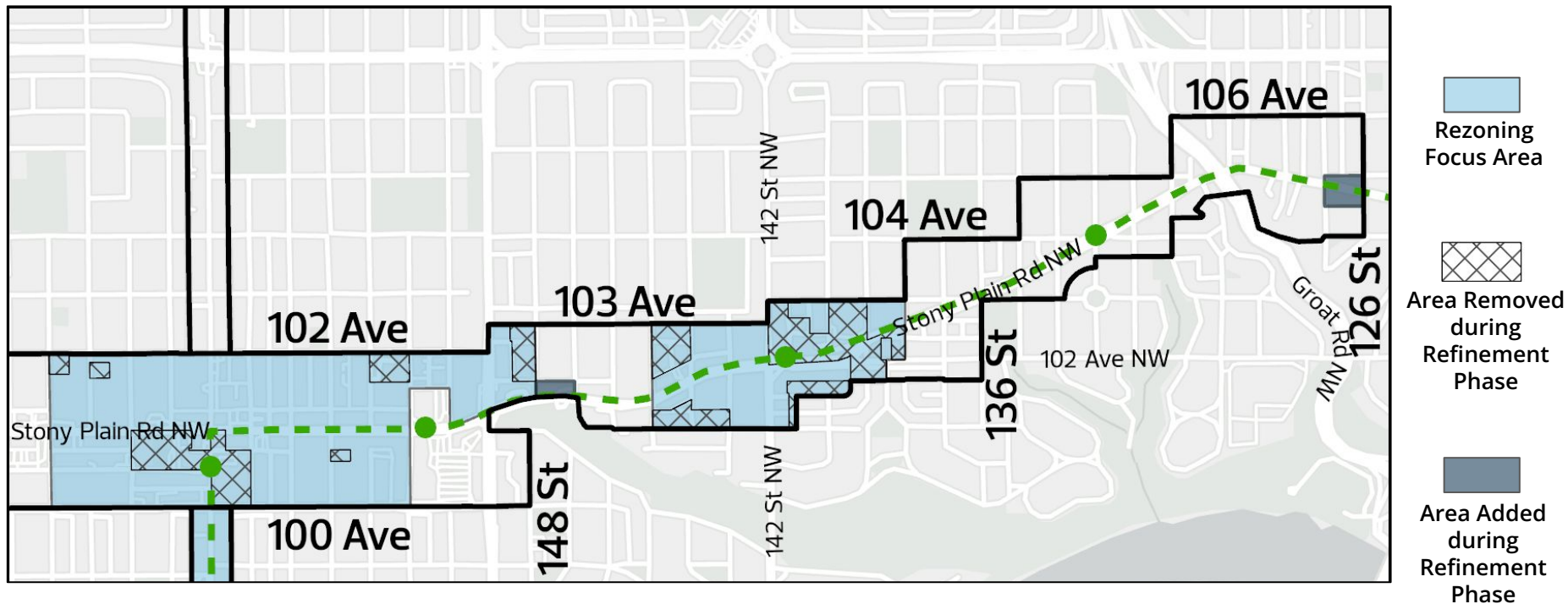
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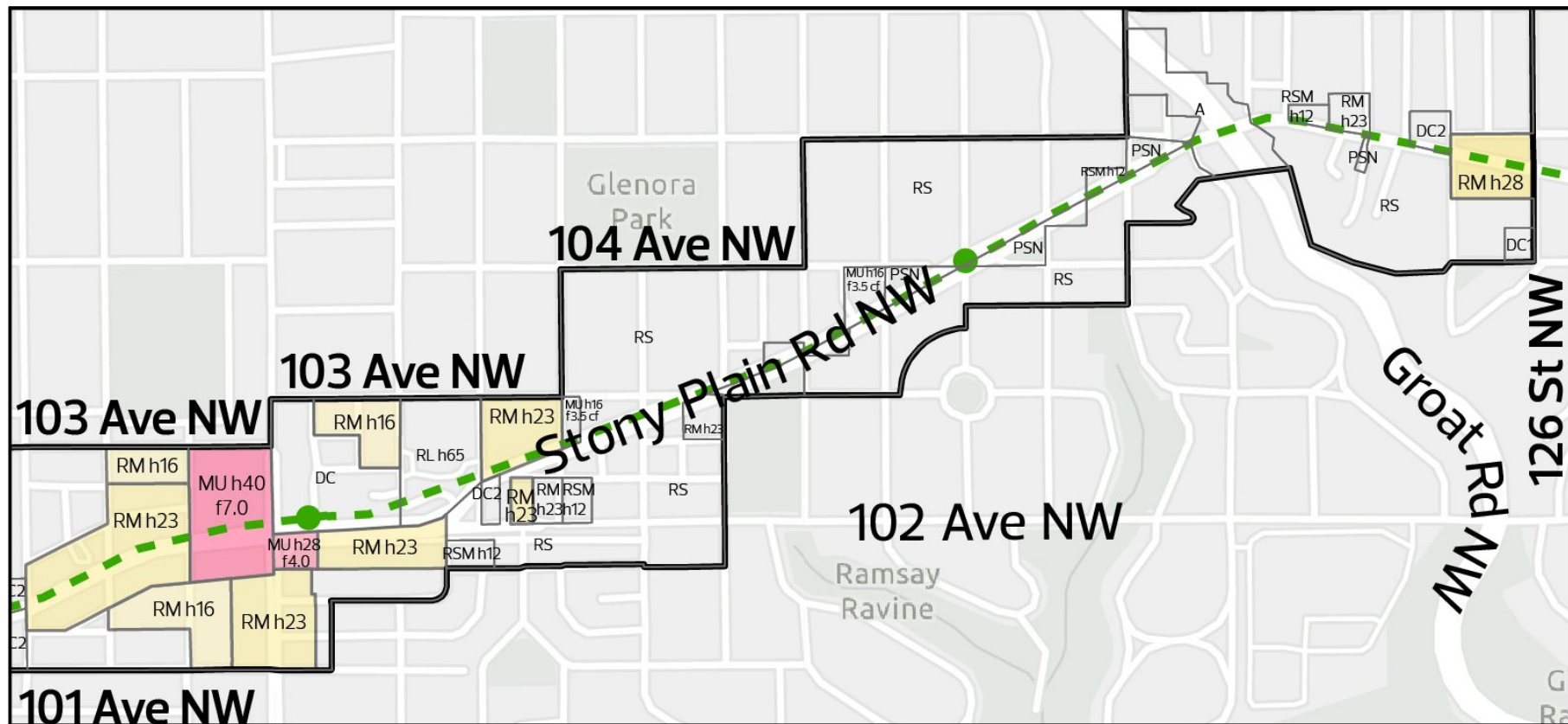
EXPLORATORY PHASE (Summer 2024)



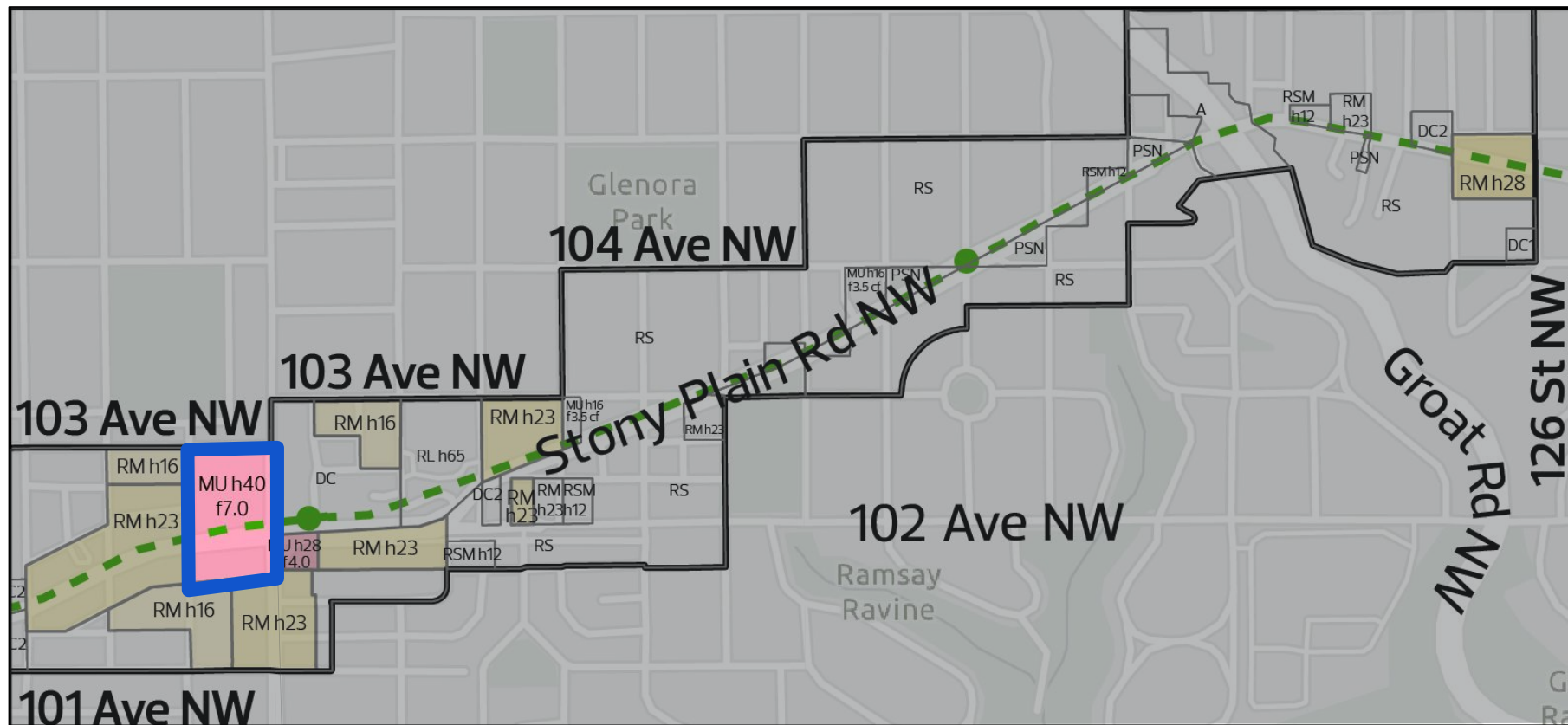
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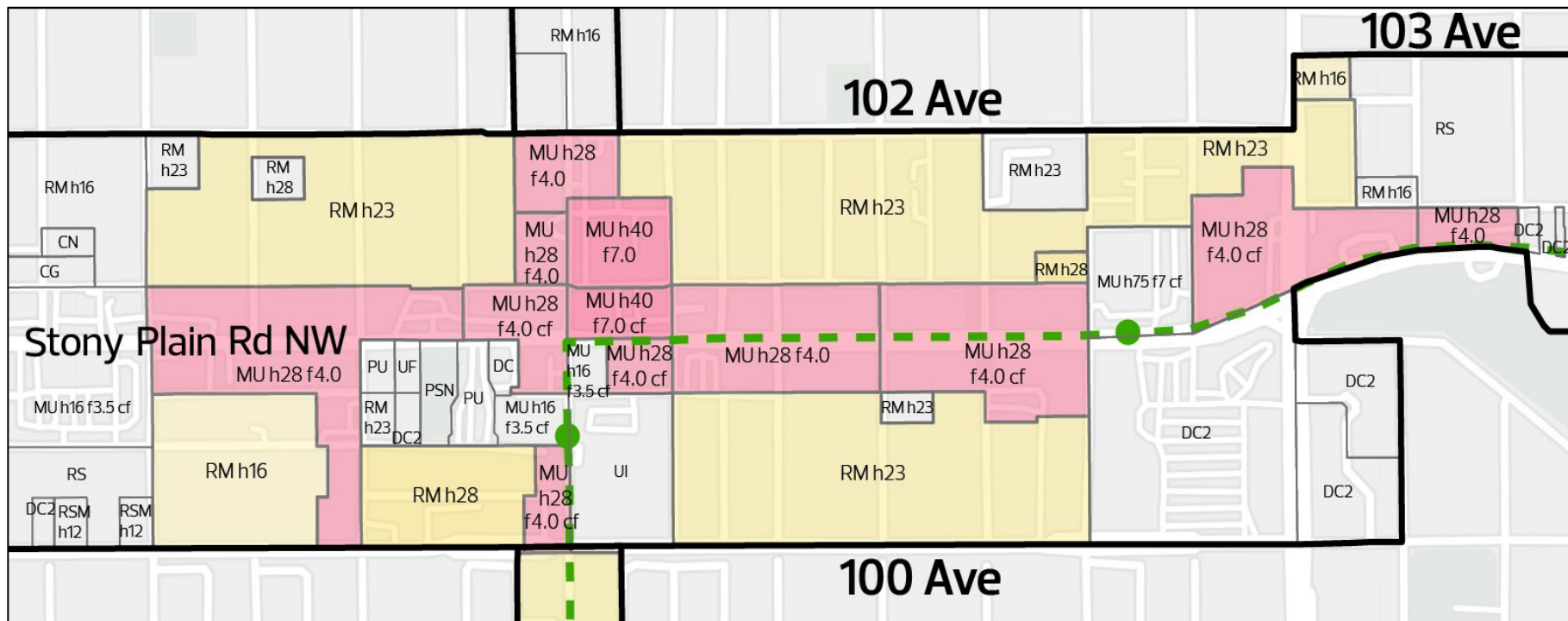
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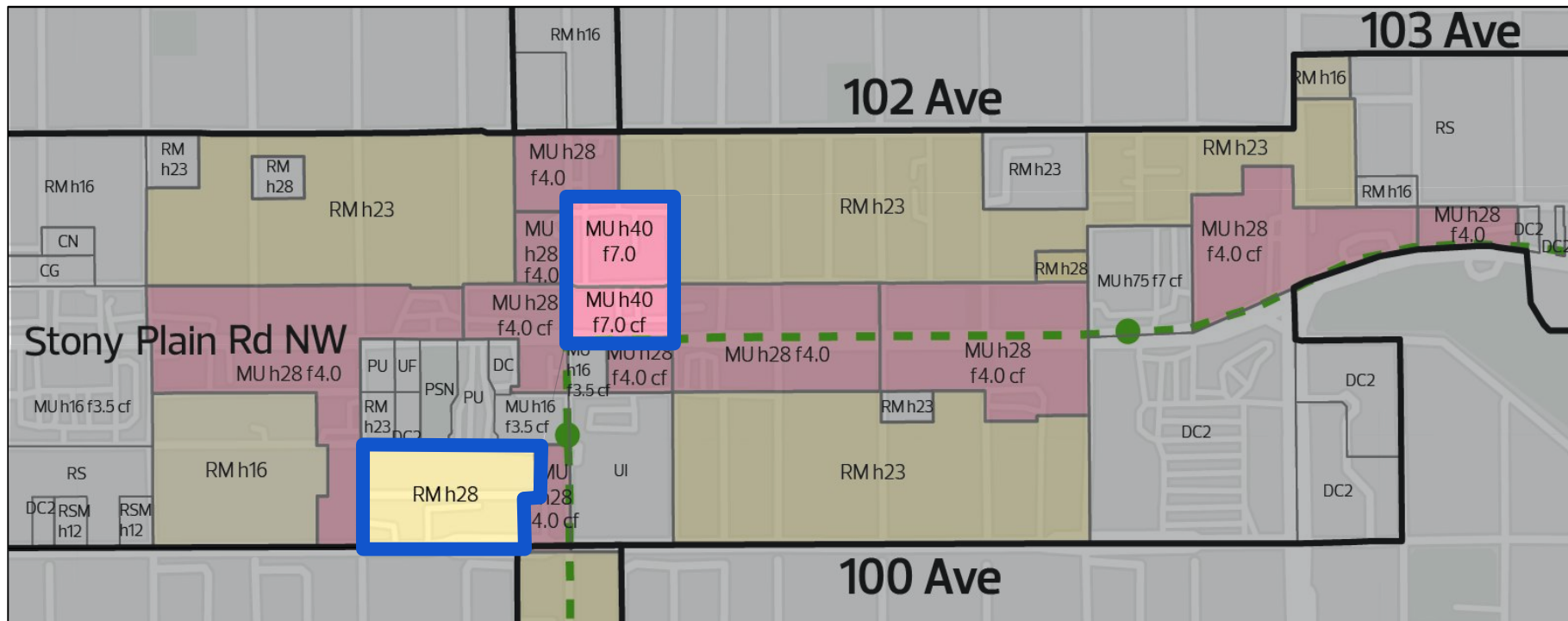
FINAL PROPOSAL (March 2025)

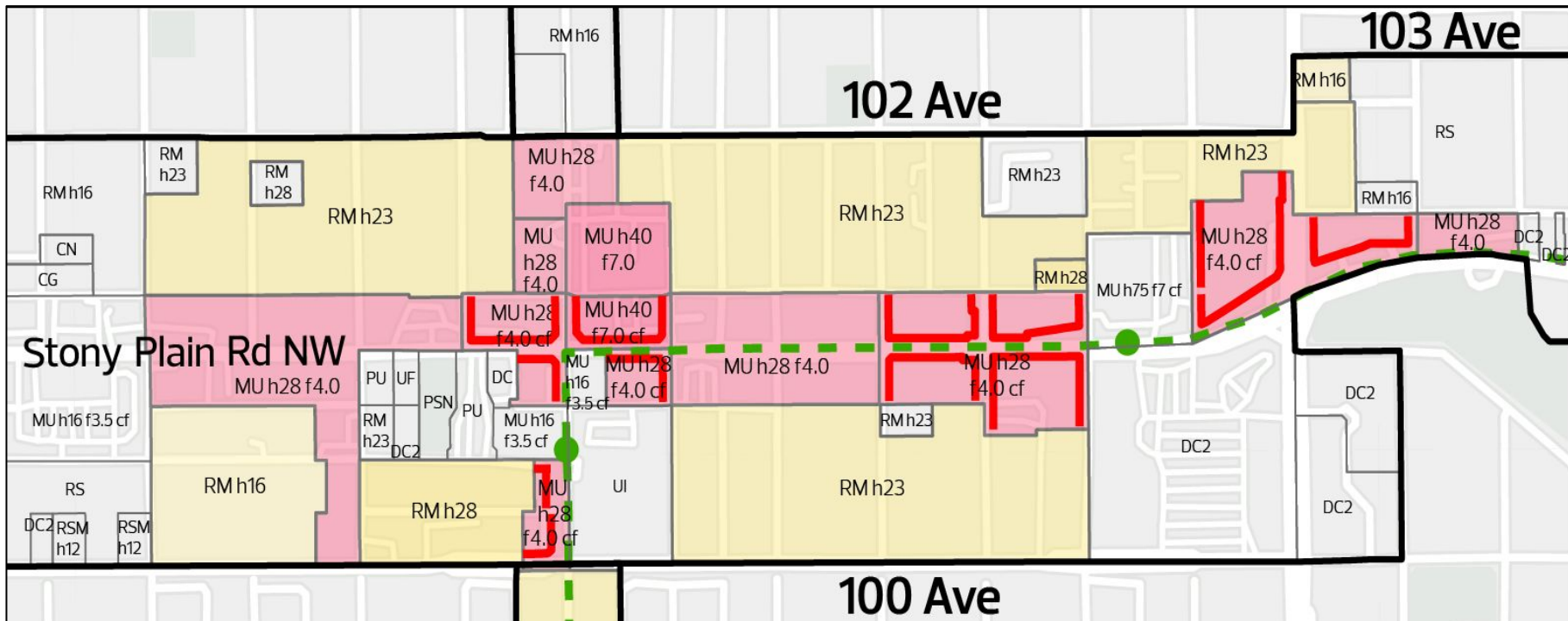


FINAL PROPOSAL (March 2025)

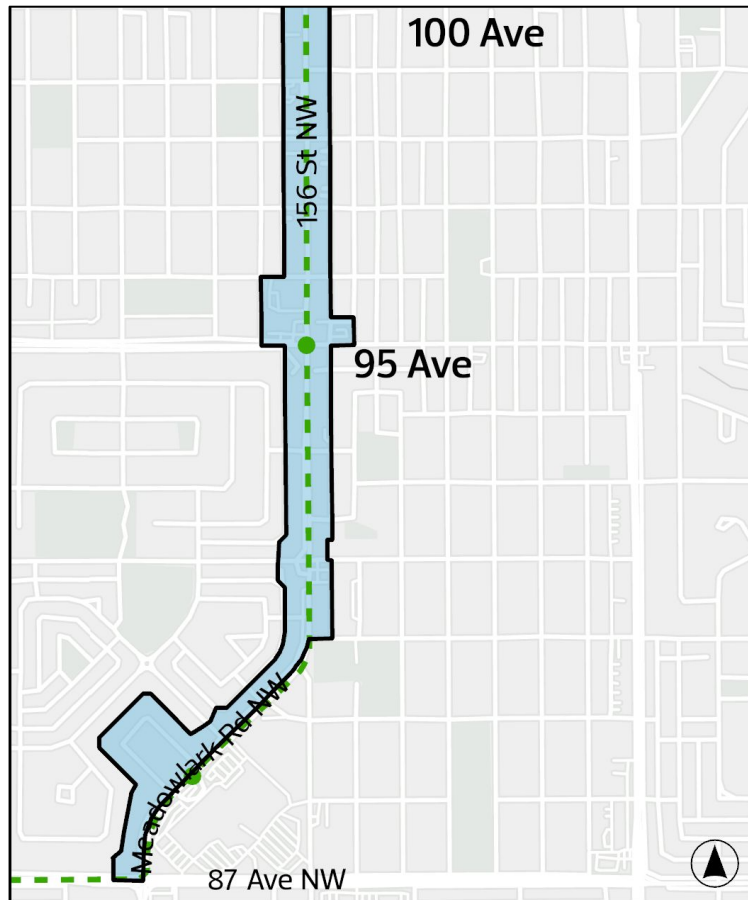



FINAL PROPOSAL (March 2025)





EXPLORATORY PHASE (Summer 2024)



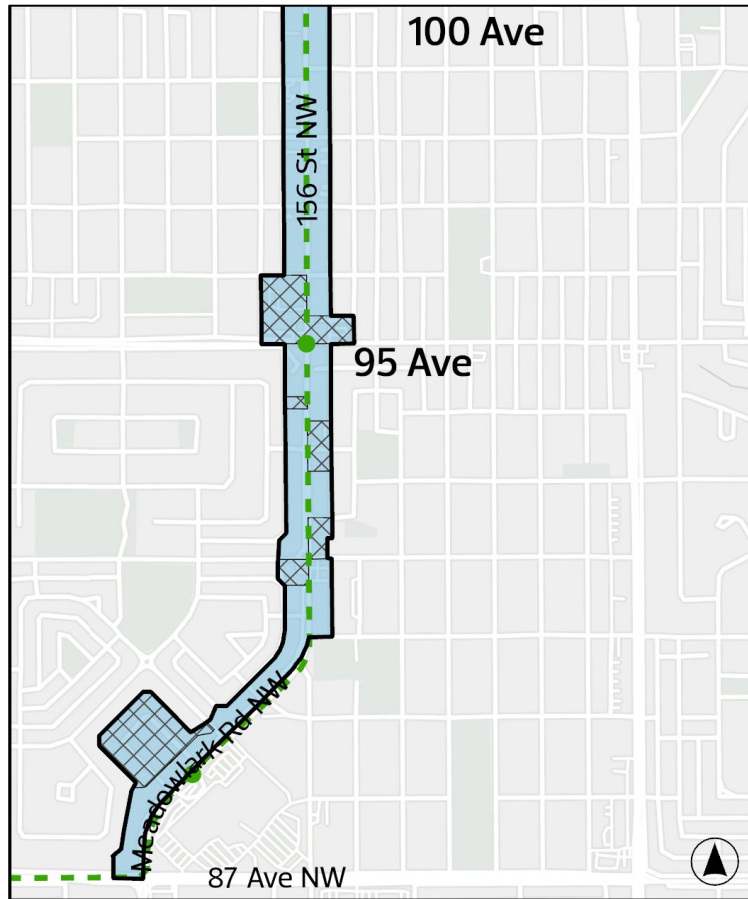

Rezoning
Focus Area


Valley Line
West
LRT Stop
(Future Service)


Valley Line
West LRT
(Future Service)



REFINEMENT (Fall 2024)



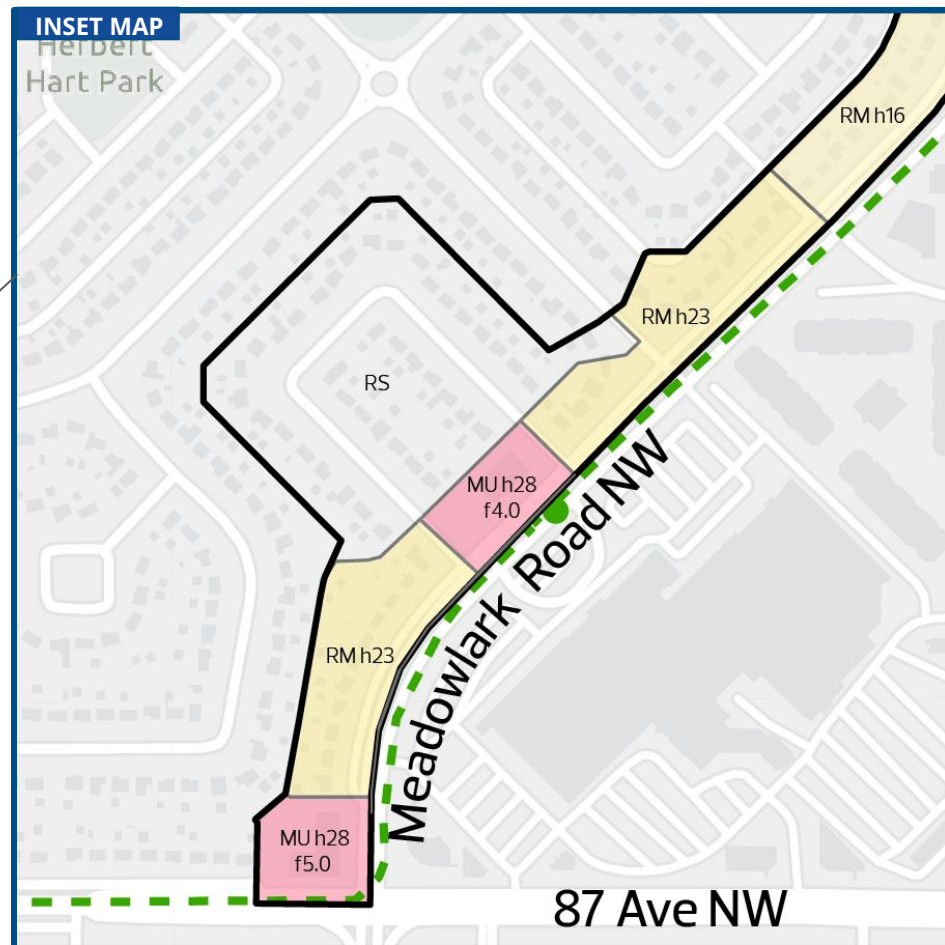
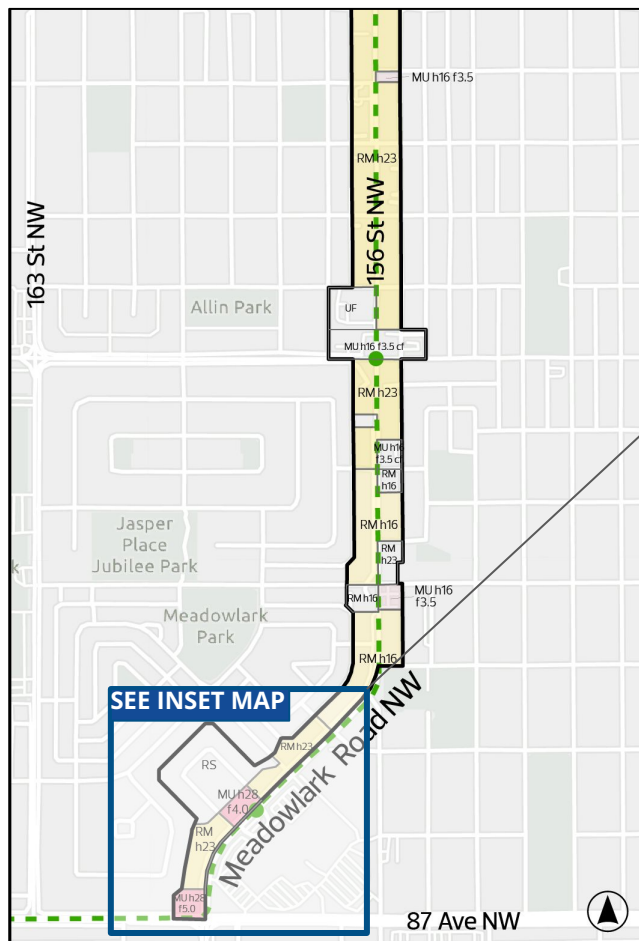
Rezoning
Focus Area

Area Removed
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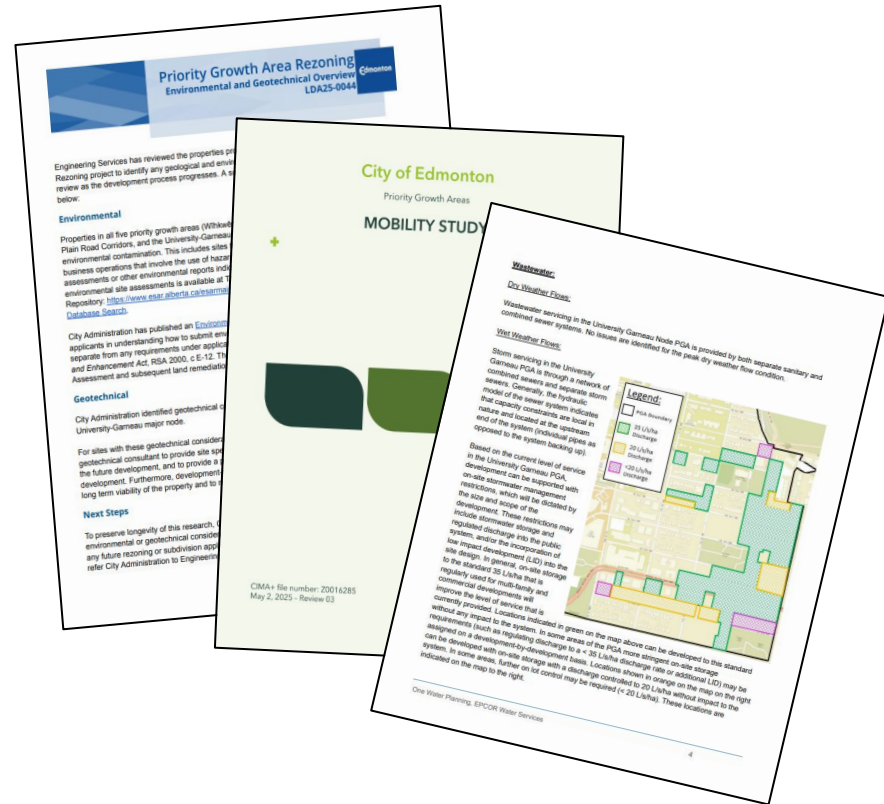
Area Added
during
Refinement
Phase



FINAL PROPOSAL (March 2025)



- + Environmental and Geotechnical Review
- + Water and Wastewater Analysis
 - Collaboration with Fire Rescue Services and One Water Planning EPCOR
- + Multi-modal Transportation Assessment



- + Intended to understand the mobility network needs
- + Focused on increasing transportation options and targeted improvements
- + Identified short, medium, and long term improvements to address gaps within the existing mobility network





BREAK