



Priority Grown Area Rezoning

Bylaw # 21128

Presented By:
Clarity Development Advisory

Public Hearing Date:
May 20, 2025



Priority Growth Area



- "City-driven rezonings are being pursued to **take advantage of existing transit investment** and **encourage more housing opportunities** and business development."

- edmonton.ca

Priority Growth Area



- "...**Removing the rezoning barriers** is intended to help shorten and **streamline the process** when an application is submitted."

- edmonton.ca

Priority Growth Area



- "...**will not guarantee development** due to the many considerations that go into development and buildings/homes may remain on properties in perpetuity."

- edmonton.ca

Priority Growth Area



Summary:

Allowing opportunity for redevelopment, without limiting or penalizing existing property owners.

Priority Growth Area



Summary:

Allowing opportunity for redevelopment, **BUT IT CAN** limit **AND WILL** penalizing existing property owners.

An aerial photograph of a suburban residential neighborhood, showing rows of houses with gabled roofs, streets, and some trees. A semi-transparent dark grey rectangle is overlaid on the center of the image, serving as a background for the title text.

RM – Medium Scale Residential Zone



RM – Medium Scale Residential Zone

Sec. 1. Purpose

- “To allow for multi-unit Residential development that ranges from 4-8 Storeys in height ... Single Detached Housing, Semi-detached Housing, and Duplex Housing are not intended in the Zone...”

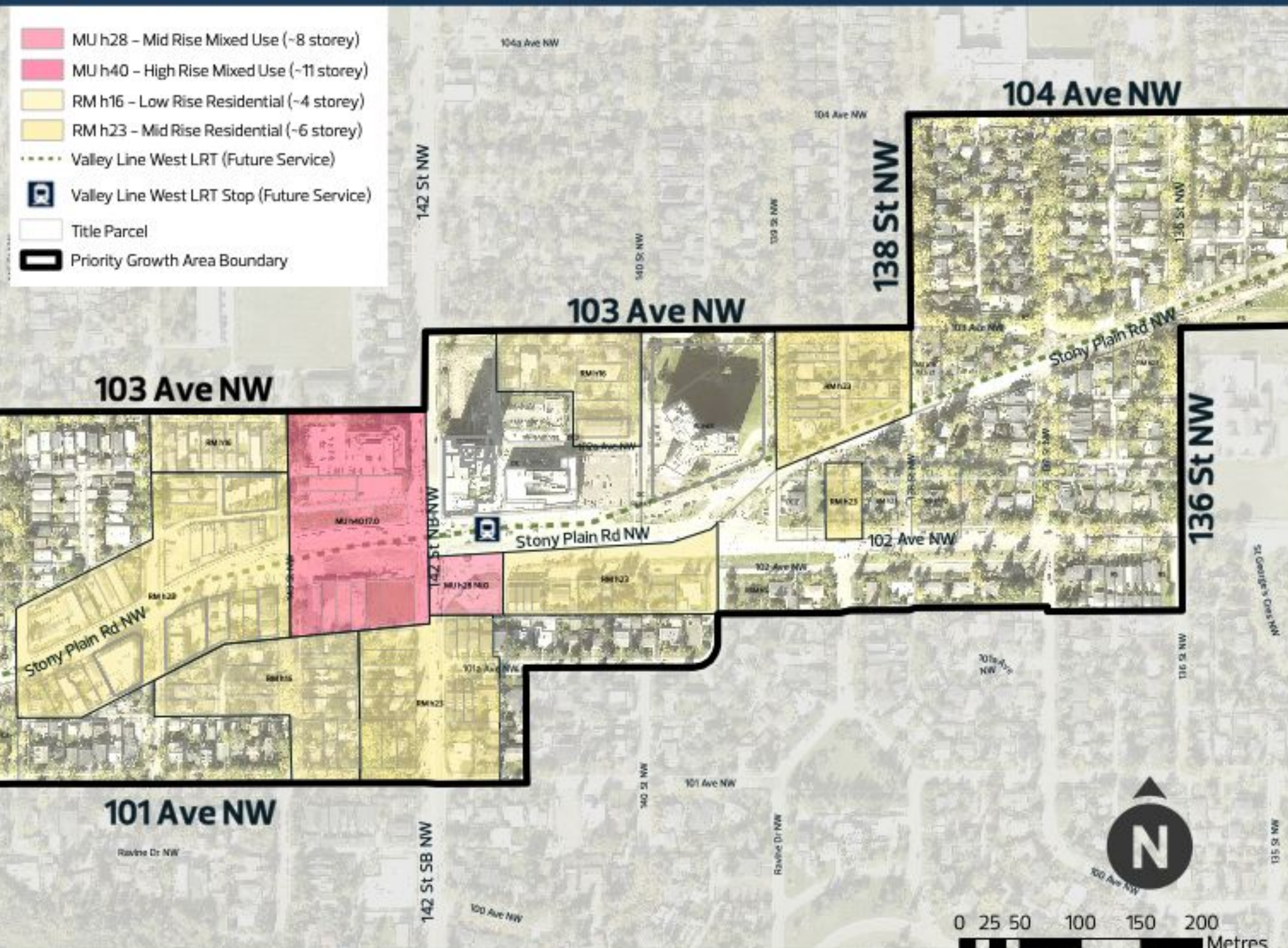


RM – Medium Scale Residential Zone

Sec. 3. Additional Regulations for Specifics Uses

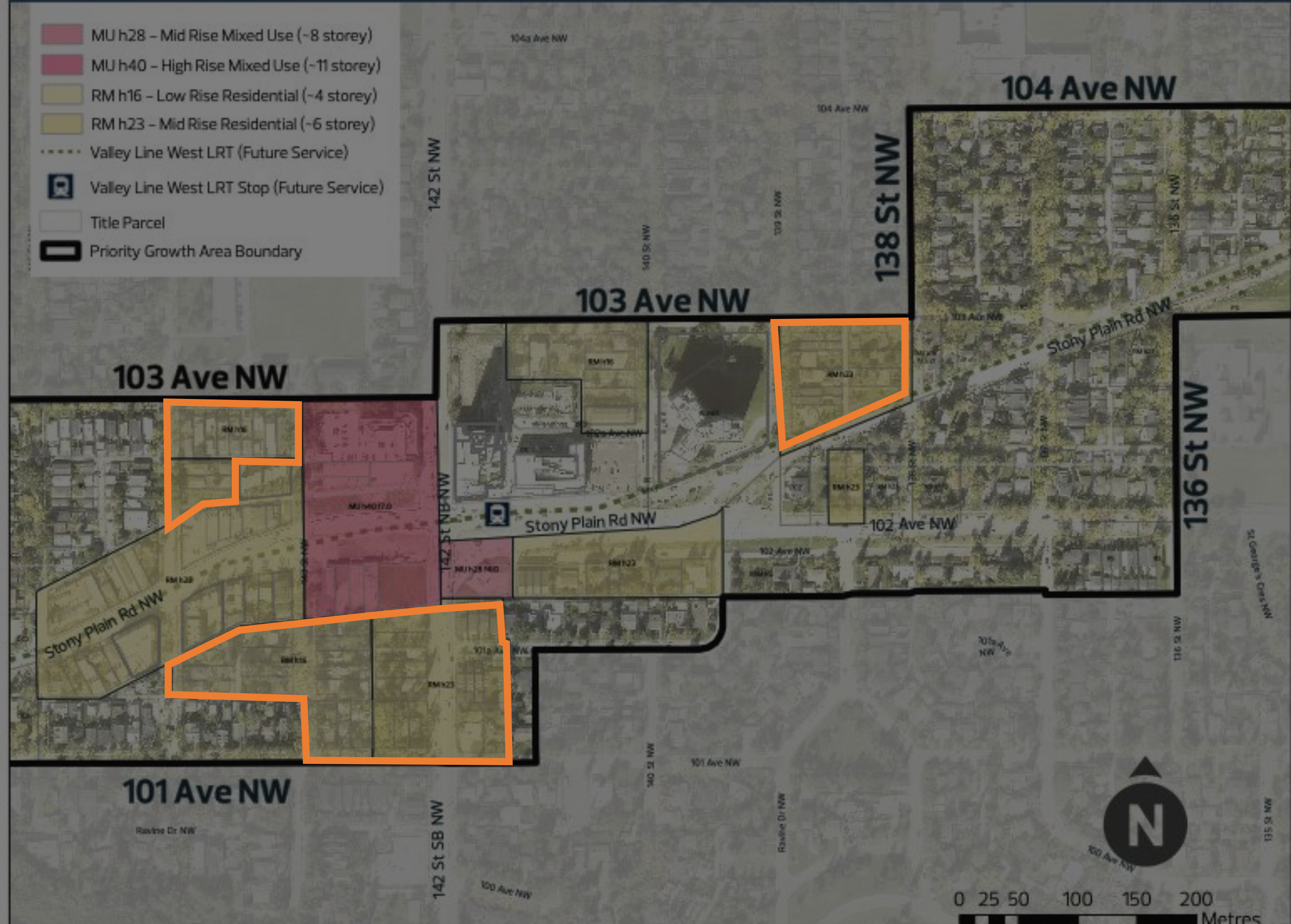
- 3.2.1. "Single Detached Housing, Semi-detached Housing, and Duplex Housing are only permitted where:
 - 3.2.1.1. existing as of January 1, 2024
 - 3.2.1.2. developed on the same Site as Multi-unit Housing."

Stony Plain Road Corridor Height Map – Detail View

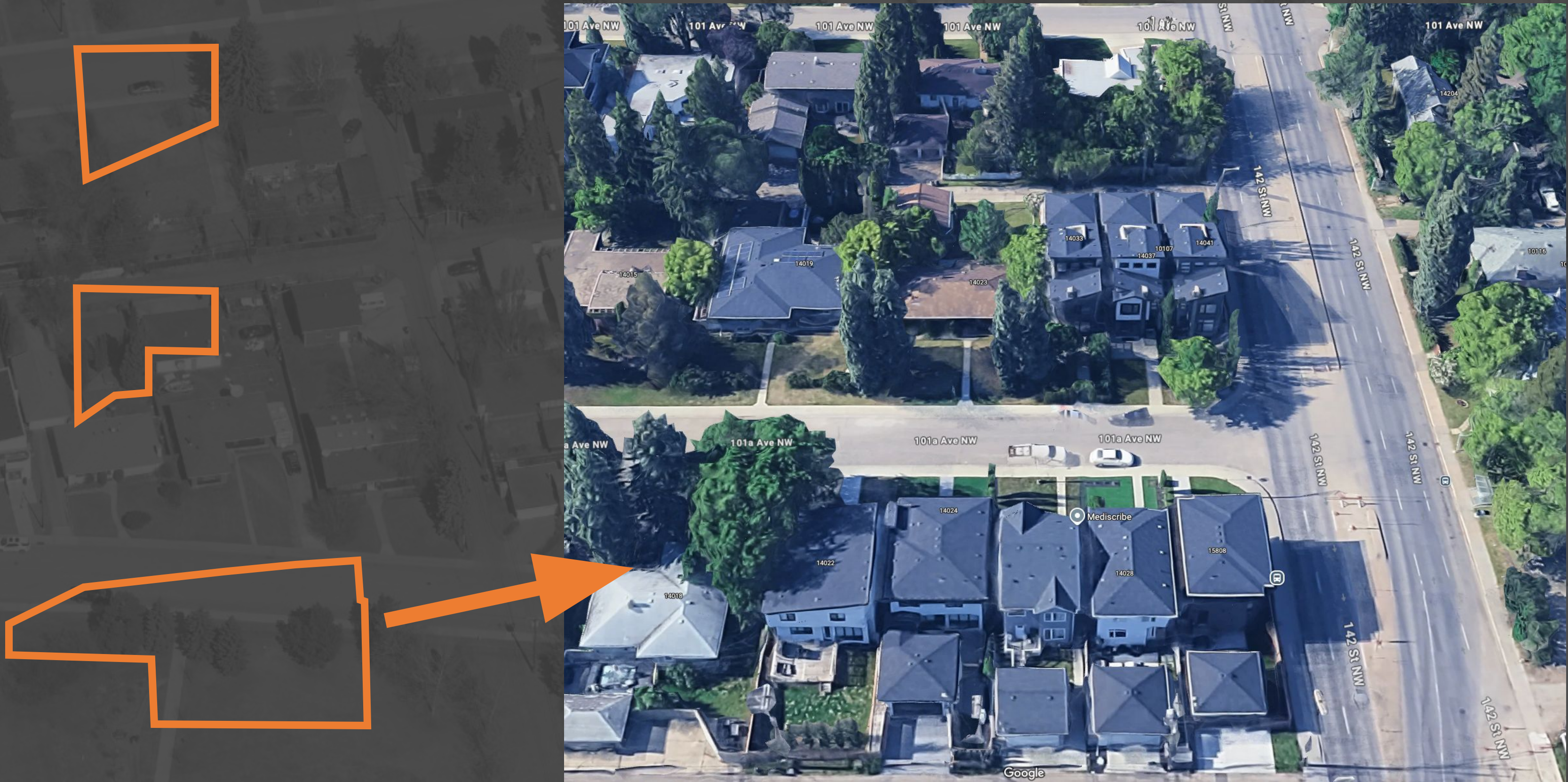


Stony Plain Road Corridor Height Map – Detail View

- MU h28 – Mid Rise Mixed Use (~8 storey)
- MU h40 – High Rise Mixed Use (~11 storey)
- RM h16 – Low Rise Residential (~4 storey)
- RM h23 – Mid Rise Residential (~6 storey)
- Valley Line West LRT (Future Service)
-  Valley Line West LRT Stop (Future Service)
-  Title Parcel
-  Priority Growth Area Boundary





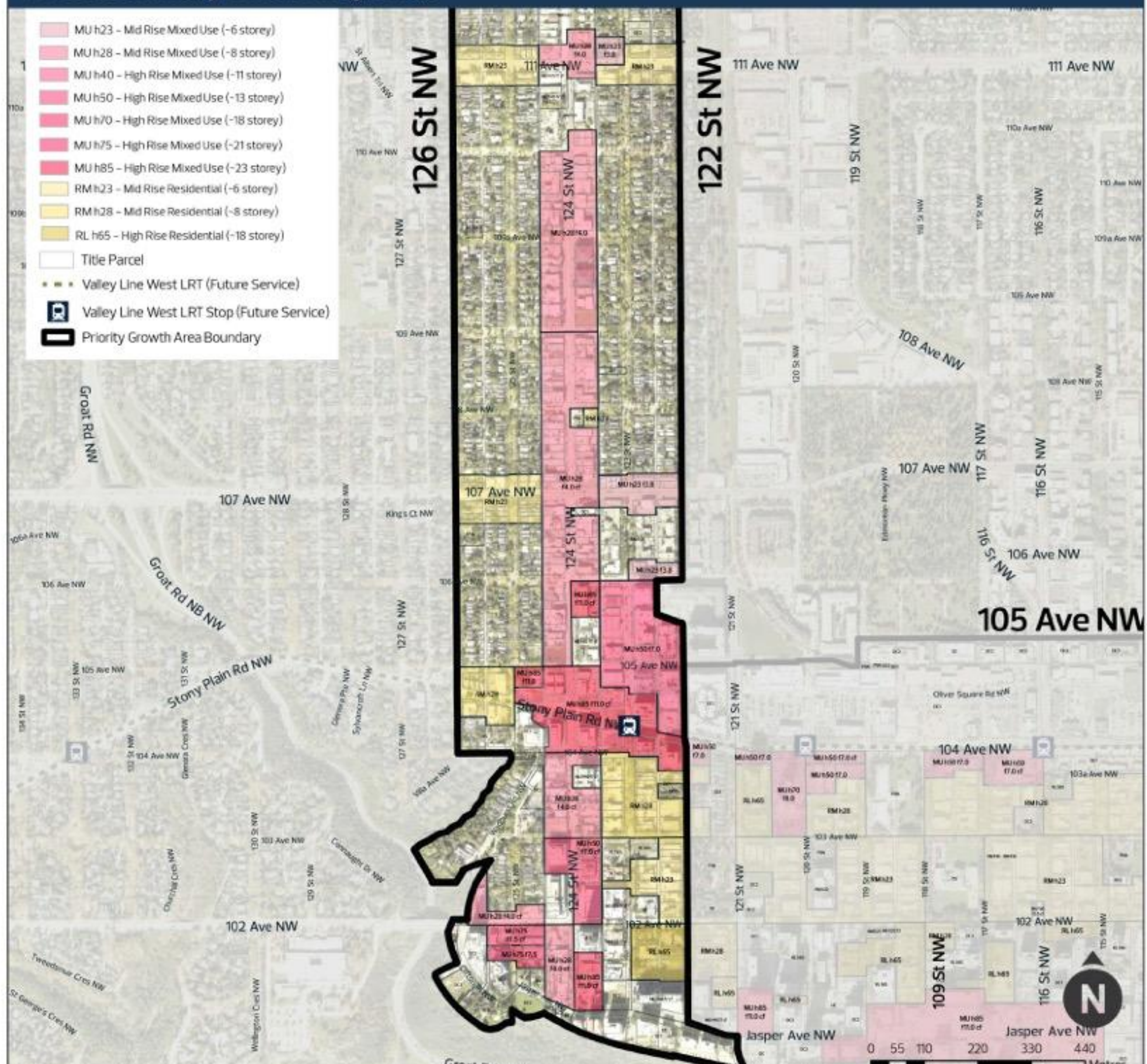




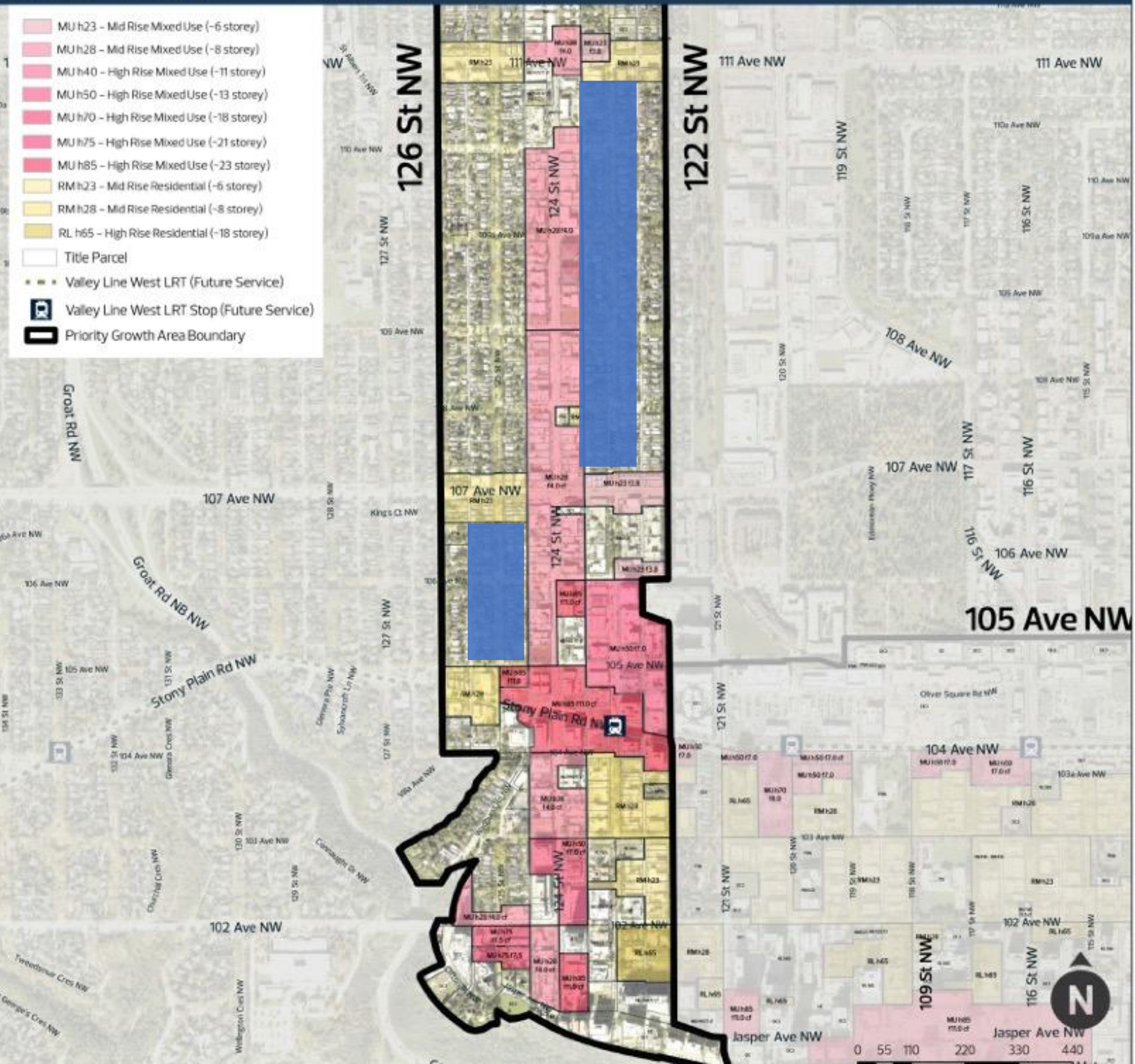


124 Street Primary Corridor Height Map

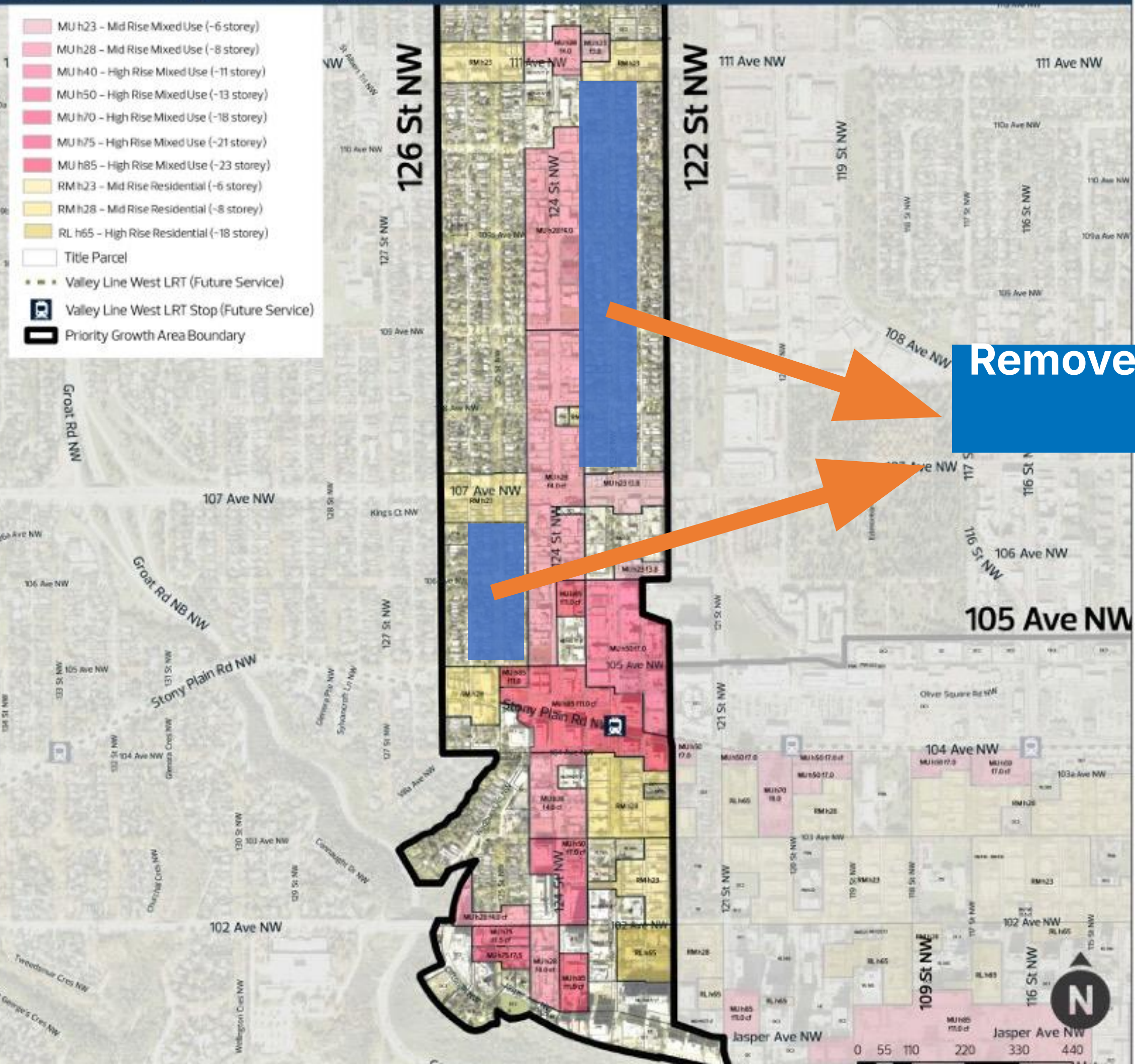
- MU h23 - Mid Rise Mixed Use (~6 storey)
- MU h28 - Mid Rise Mixed Use (~8 storey)
- MU h40 - High Rise Mixed Use (~11 storey)
- MU h50 - High Rise Mixed Use (~13 storey)
- MU h70 - High Rise Mixed Use (~18 storey)
- MU h75 - High Rise Mixed Use (~21 storey)
- MU h85 - High Rise Mixed Use (~23 storey)
- RM h23 - Mid Rise Residential (~6 storey)
- RM h28 - Mid Rise Residential (~8 storey)
- RL h65 - High Rise Residential (~18 storey)
- Title Parcel
- Valley Line West LRT (Future Service)
- Valley Line West LRT Stop (Future Service)
- Priority Growth Area Boundary



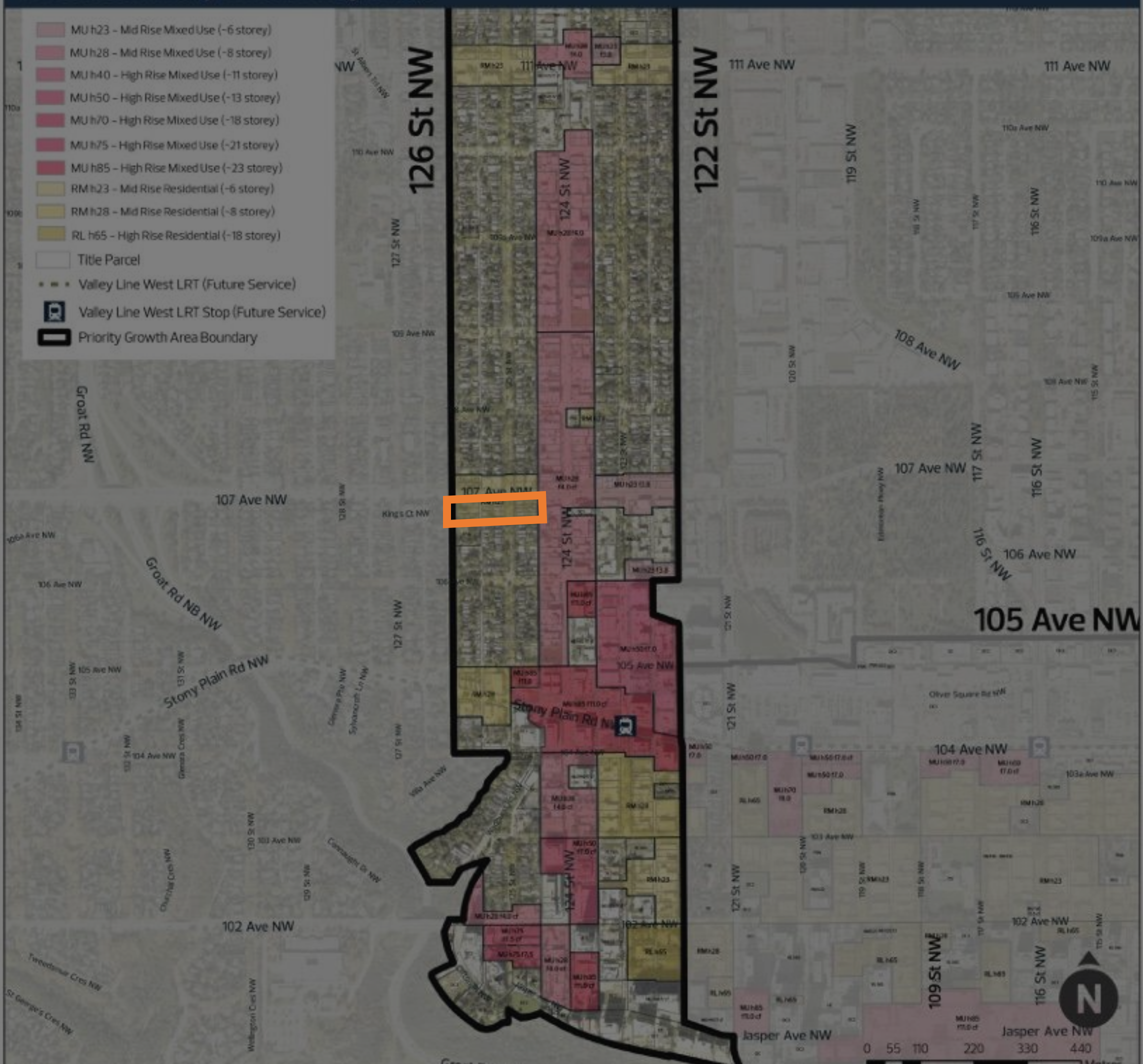
124 Street Primary Corridor Height Map

















124 Street Primary Corridor Height Map

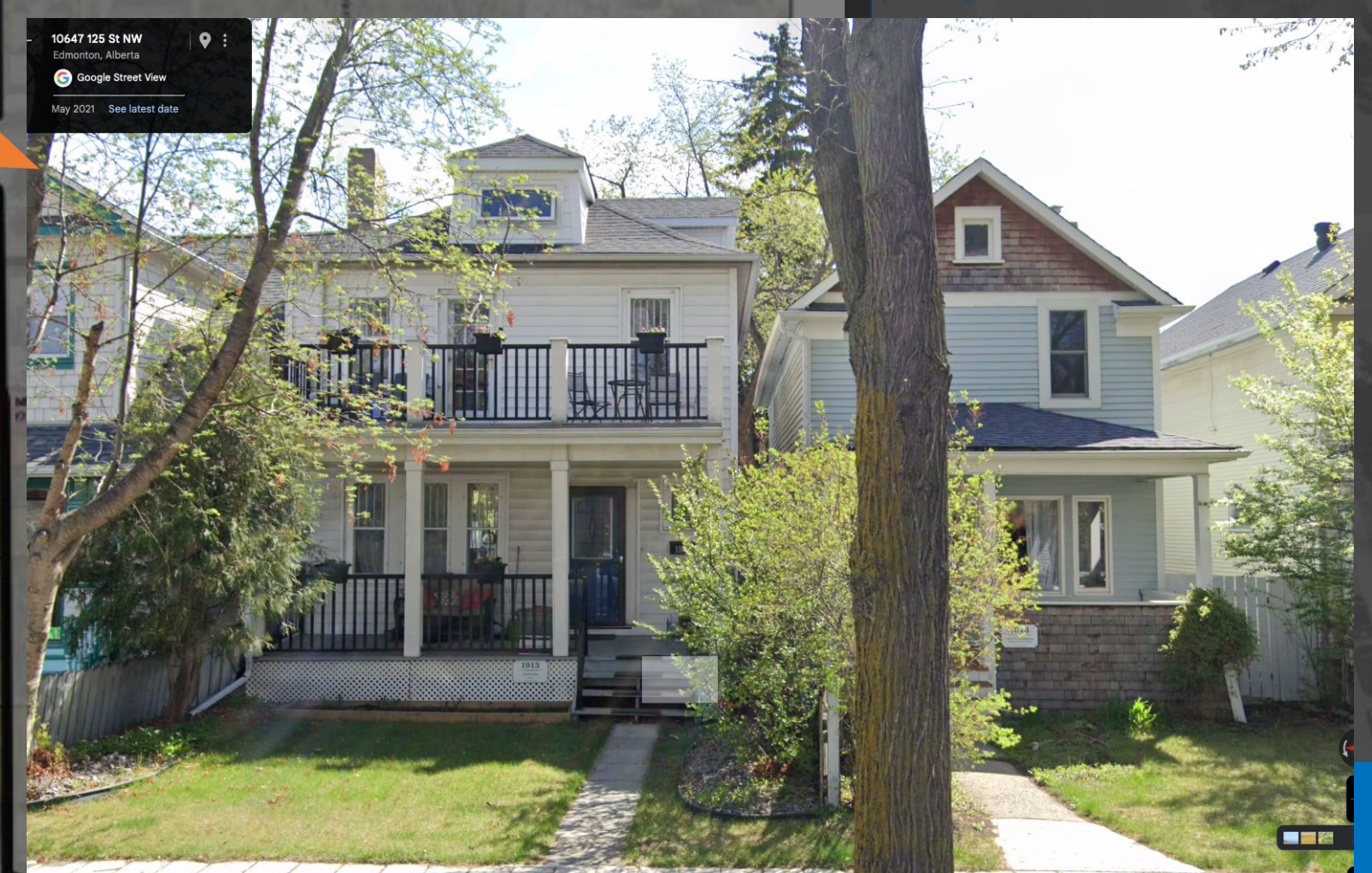
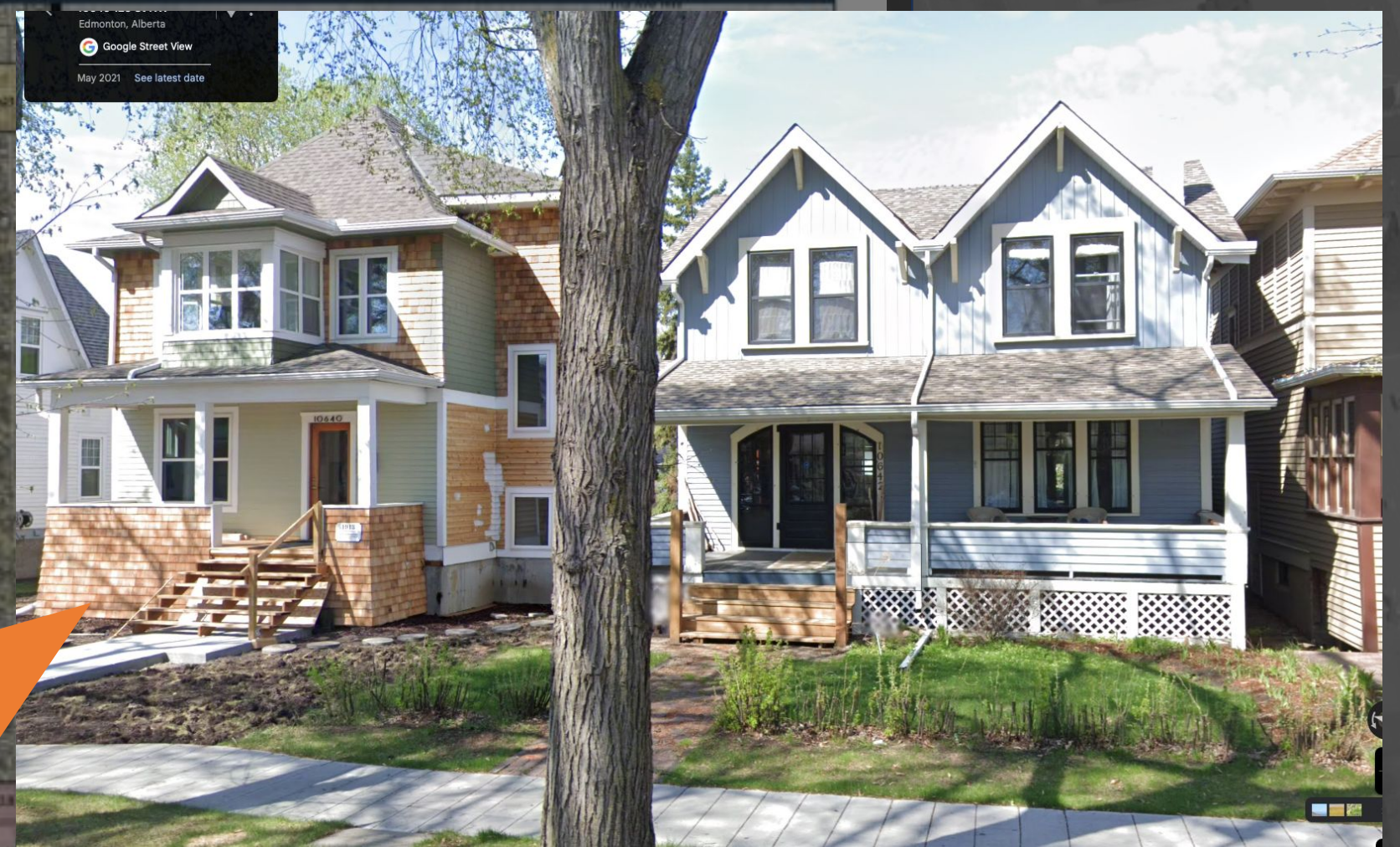
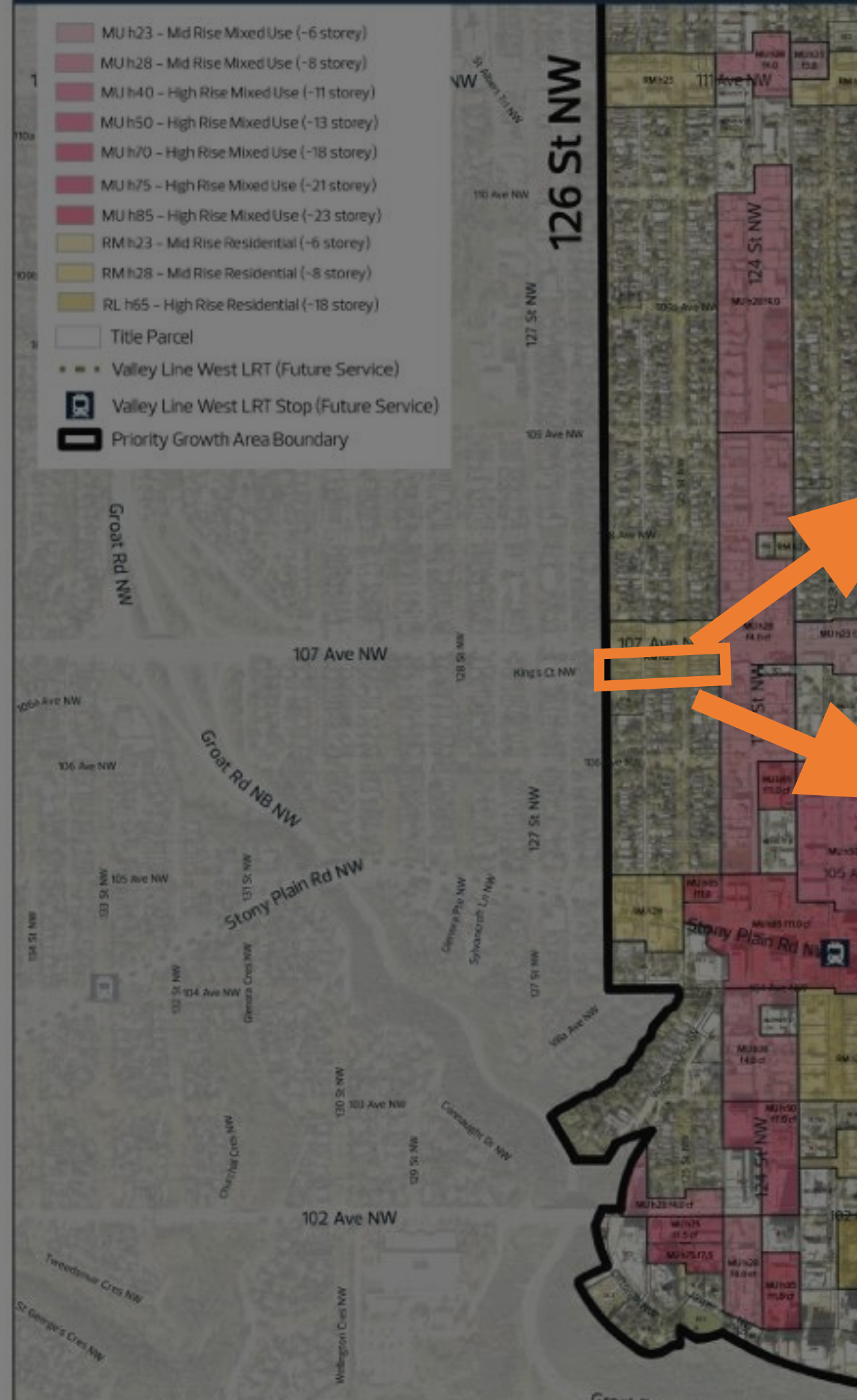


Removed from final maps

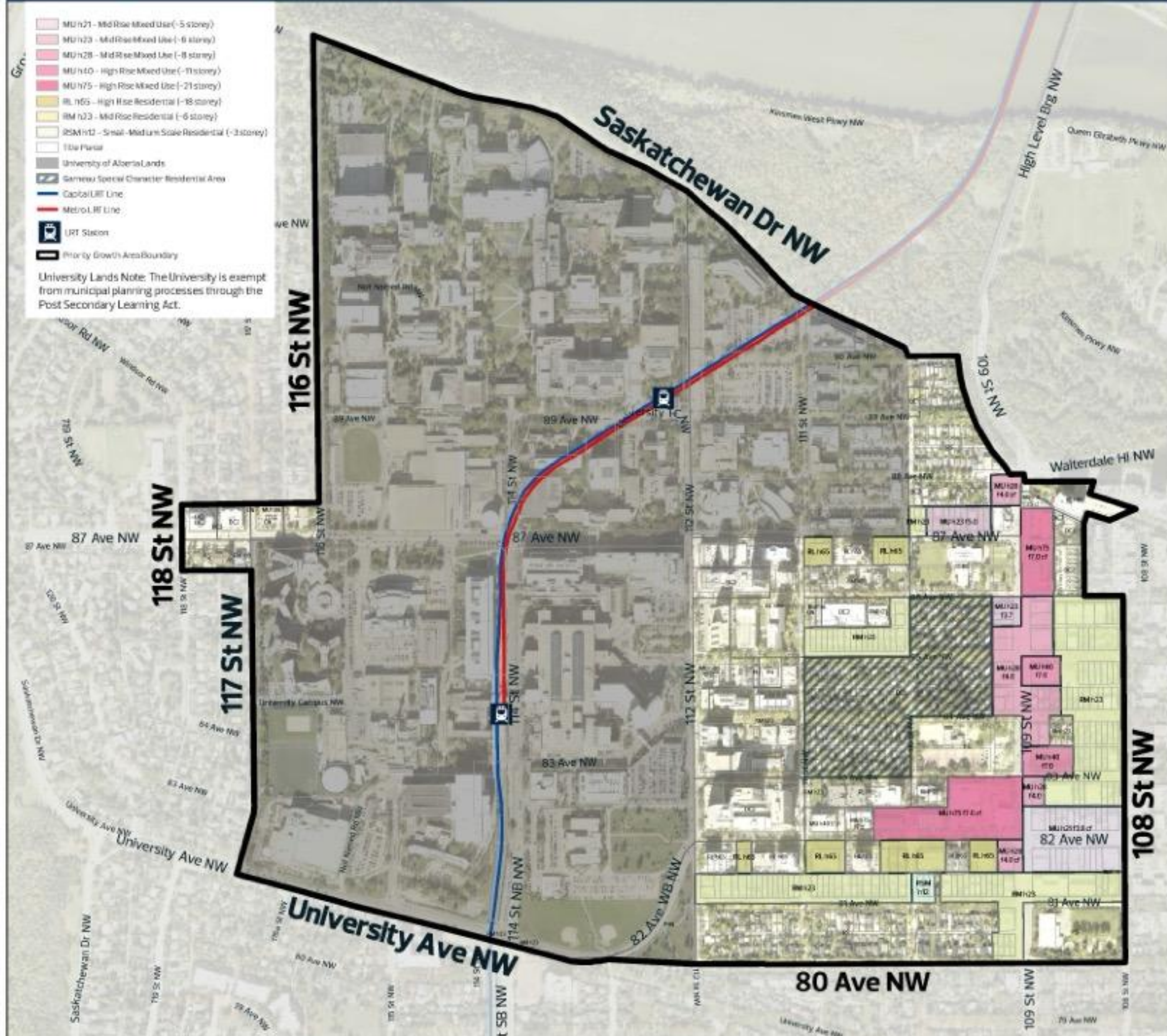


124 Street Primary Corridor Height Map

-  MU h23 – Mid Rise Mixed Use (-6 storey)
-  MU h28 – Mid Rise Mixed Use (-8 storey)
-  MU h40 – High Rise Mixed Use (-11 storey)
-  MU h50 – High Rise Mixed Use (-13 storey)
-  MU h70 – High Rise Mixed Use (-18 storey)
-  MU h75 – High Rise Mixed Use (-21 storey)
-  MU h85 – High Rise Mixed Use (-23 storey)
-  RM h23 – Mid Rise Residential (-6 storey)
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-  RL h65 – High Rise Residential (-18 storey)
-  Title Parcel
-  Valley Line West LRT (Future Service)
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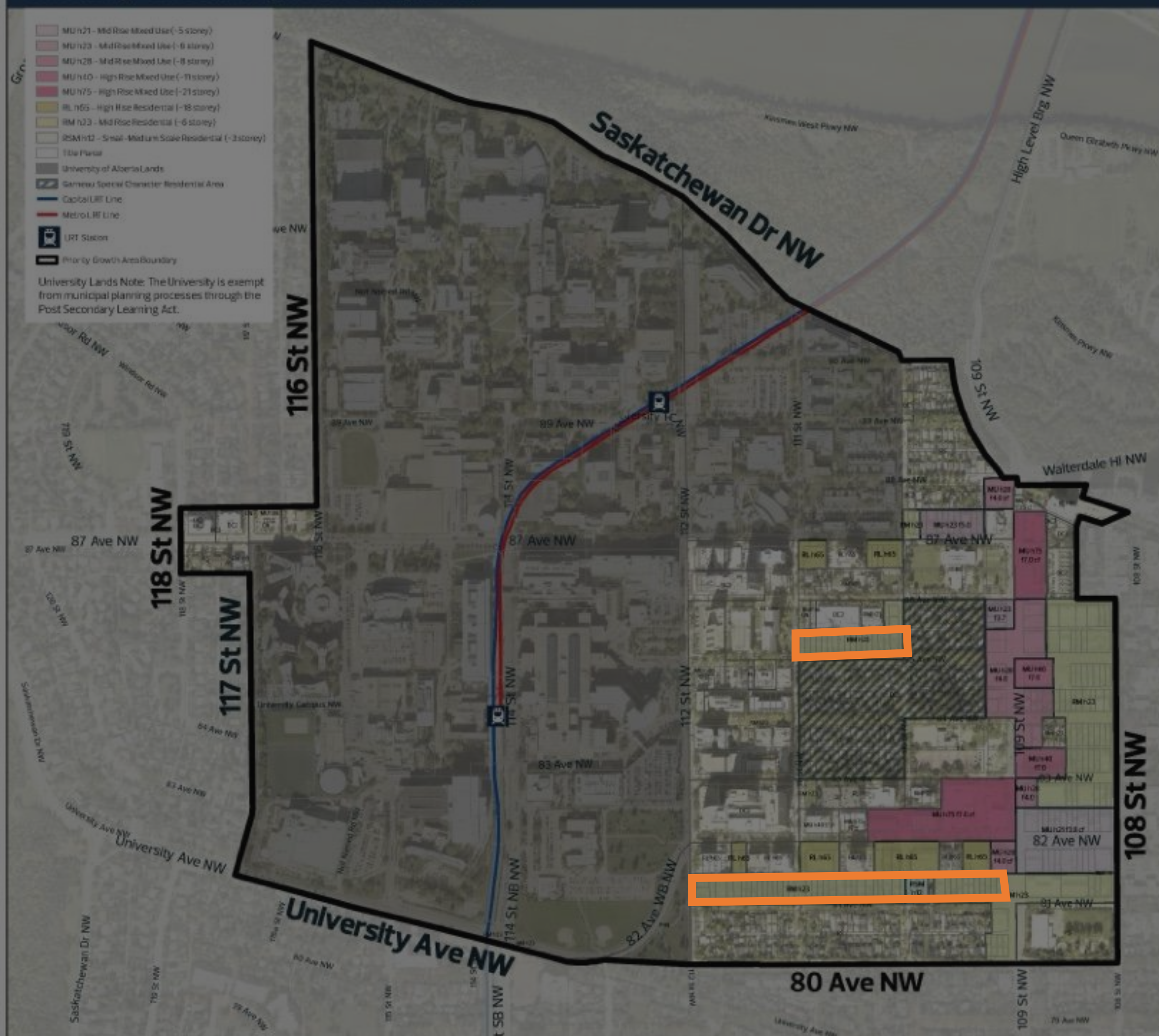
University-Garneau Major Node Height Map



University-Garneau Major Node Height Map

- MUH21 - Mid Rise Mixed Use (- 5 storey)
- MUH23 - Mid Rise Mixed Use (- 6 storey)
- MUH28 - Mid Rise Mixed Use (- 8 storey)
- MUH40 - High Rise Mixed Use (- 11 storey)
- MUH75 - High Rise Mixed Use (- 21 storey)
- RLH65 - High Rise Residential (- 18 storey)
- RMH23 - Mid Rise Residential (- 6 storey)
- BSMH12 - Small-Medium Scale Residential (- 3 storey)
- Office Plaza
- University of Alberta Lands
- Garneau Special Character Residential Area
- Capital LRT Line
- Metro LRT Line
- LRT Station
- Priority Growth Area Boundary

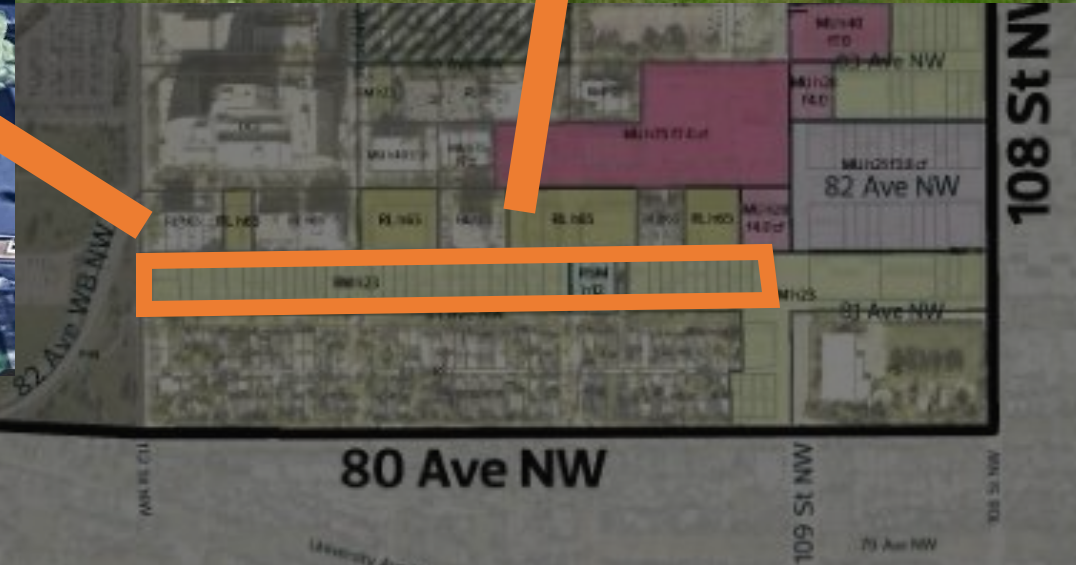
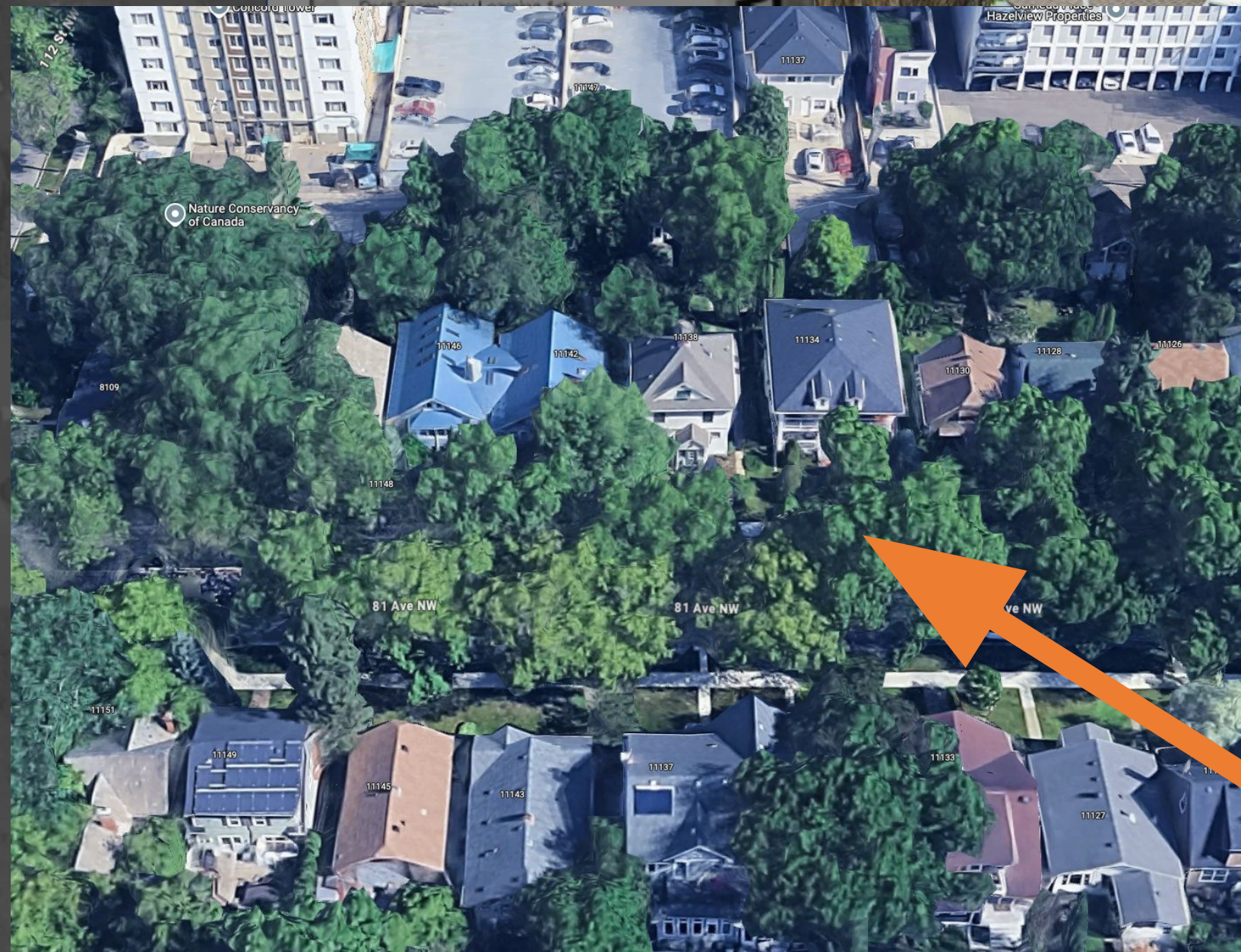
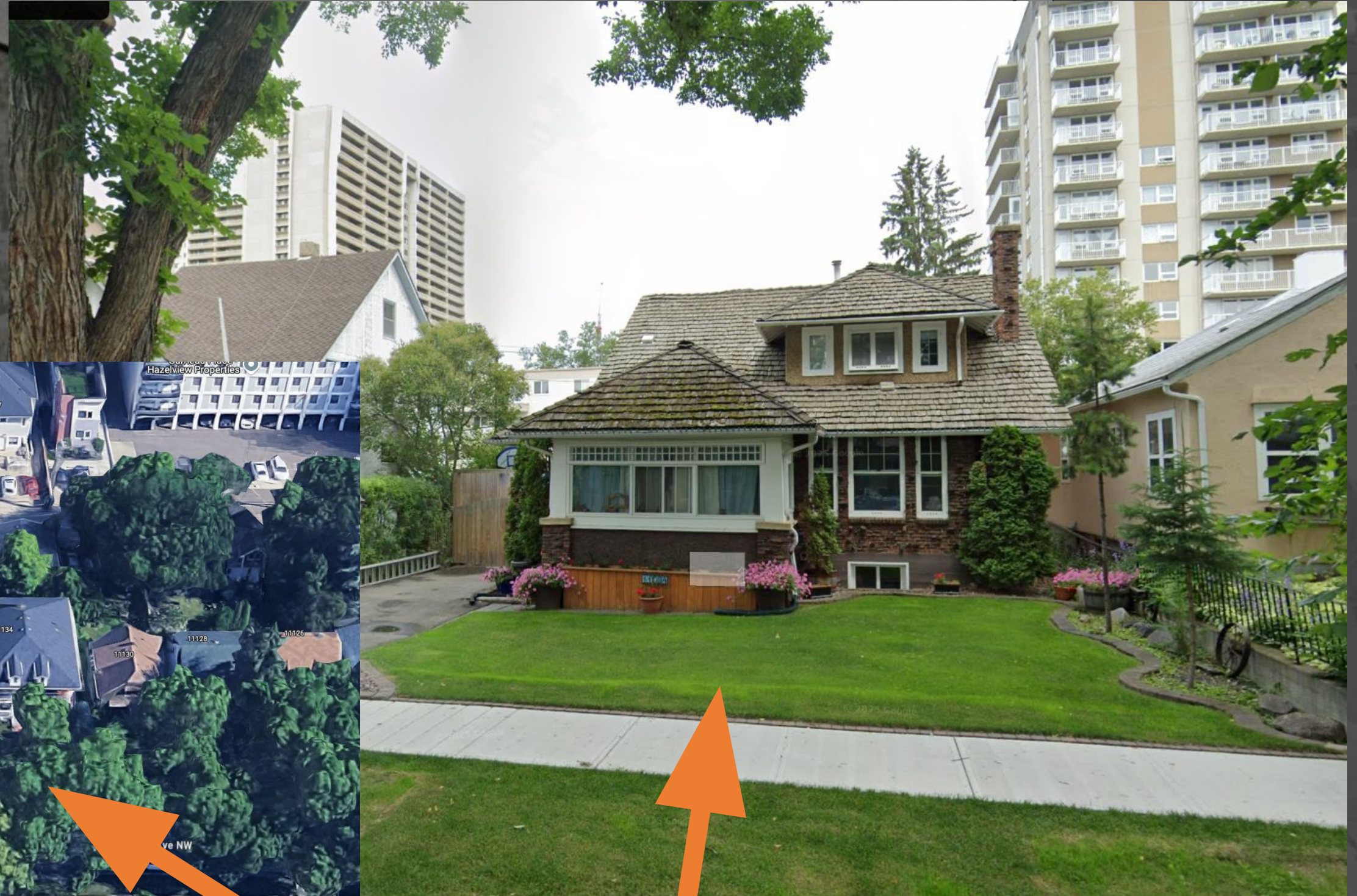
University Lands Note: The University is exempt from municipal planning processes through the Post Secondary Learning Act.



University-Garneau Major Node Height Map

- MU n21 - Mid Rise Mixed Use (- 5 storey)
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- RSM n12 - Small-Medium Scale Residential (- 3 storey)
- Office Plaza
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How do we fix this?

- We want to **enable redevelopment opportunities** where lots are sold, consolidated, and it makes sense.
- We want to **protect property owners** whose biggest investment isn't now STUCK and LIMITED due to a City-led change.

How do we fix this?

- **Home owners are not developers.** The own single lots that are not consolidate for larger development.

RM – Medium Scale Residential Zone

Recommendation

Sec. 3. Additional Regulations for Specifics Uses

- 3.2.1. "Single Detached Housing, Semi-detached Housing, and Duplex Housing are only permitted where:
 - 3.2.1.1. existing as of January 1, 2024;
 - 3.2.1.2. developed on the same Site as Multi-unit Housing, or;
 - **3.2.1.3. on Sites with an Area less than 750m².**



Thank you.

Presented By:

clarity.
development
advisory

Public Hearing Date:

May 20, 2025