

DISTRICT POLICY

Edmonton



Charter Bylaw 24000

Schedule A

Zoning Bylaw 20001

Edmonton

ITEMS 3.1 & 3.2
BYLAWS 21214 & 21215

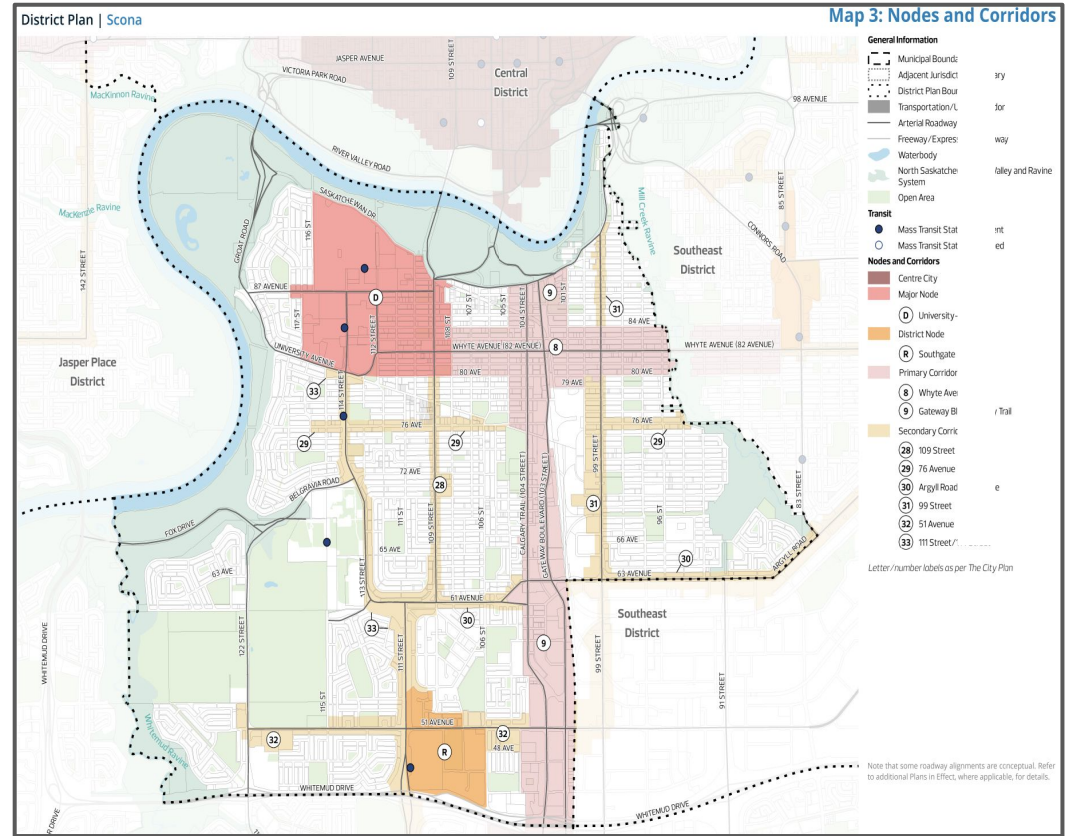
PLANNING AND ENVIRONMENT SERVICES
JUNE 30, 2025

Edmonton

2 CITY PLAN ALIGNMENT

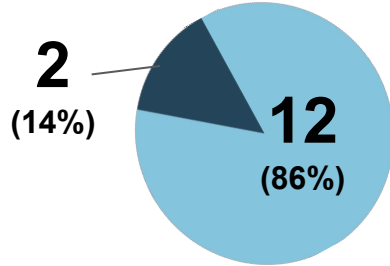
District Plans and Policy

- + Outlines City Plan's Node and Corridor Boundaries
- + Directs the largest buildings to the Nodes and Corridors
- + Directs where additional development should go outside of Nodes and Corridors

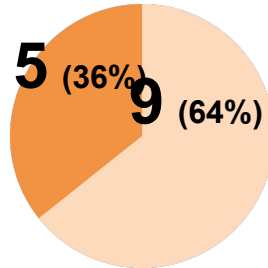


RSM LDA STATS: REDEVELOPING AREA

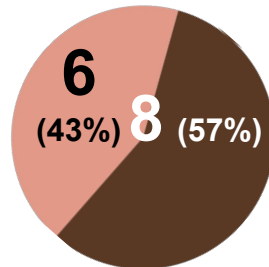
Council-Approved RSM Rezoning*



- RSM h12
- RSM h14

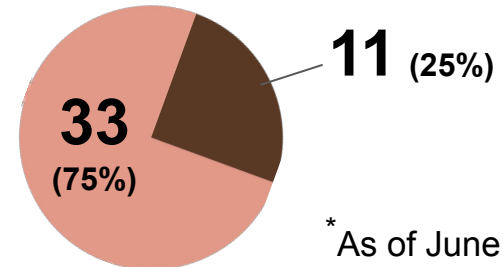
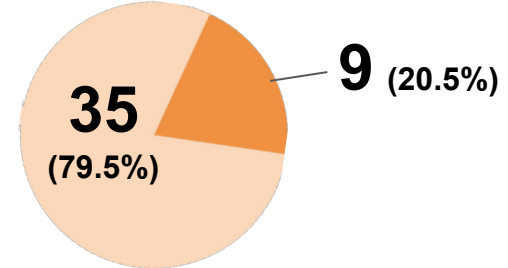
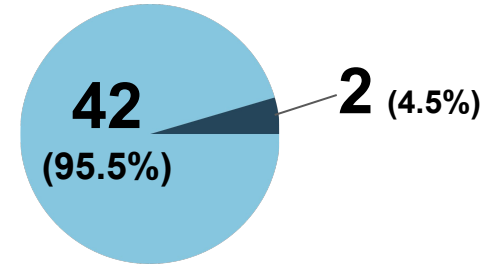


- Outside of a Node or Corridor Area
- Inside a Node or Corridor Area



- Mid-Block Site
- Corner Site

In-Review RSM Applications*



* As of June 9, 2025

Scale policies used to guide the RSM zone:

Current Policy	Proposed Policy
2.5.2.4 Support Small Scale (e.g., RS/RSF)	2.5.2.4 Support Small Scale
-	2.5.2.5 Support <i>more intense</i> Small Scale <i>with greater massing</i> (e.g., RSM h12)
2.5.2.5 Support Low Rise (e.g., RSM h14 +)	2.5.2.6 Support Low Rise
2.5.2.6 Consider Additional Scale (e.g., RSM h12 +)	2.5.2.7 Consider Low Rise & above (e.g., RSM h14 +)

Proposed Policy 2.5.2.5

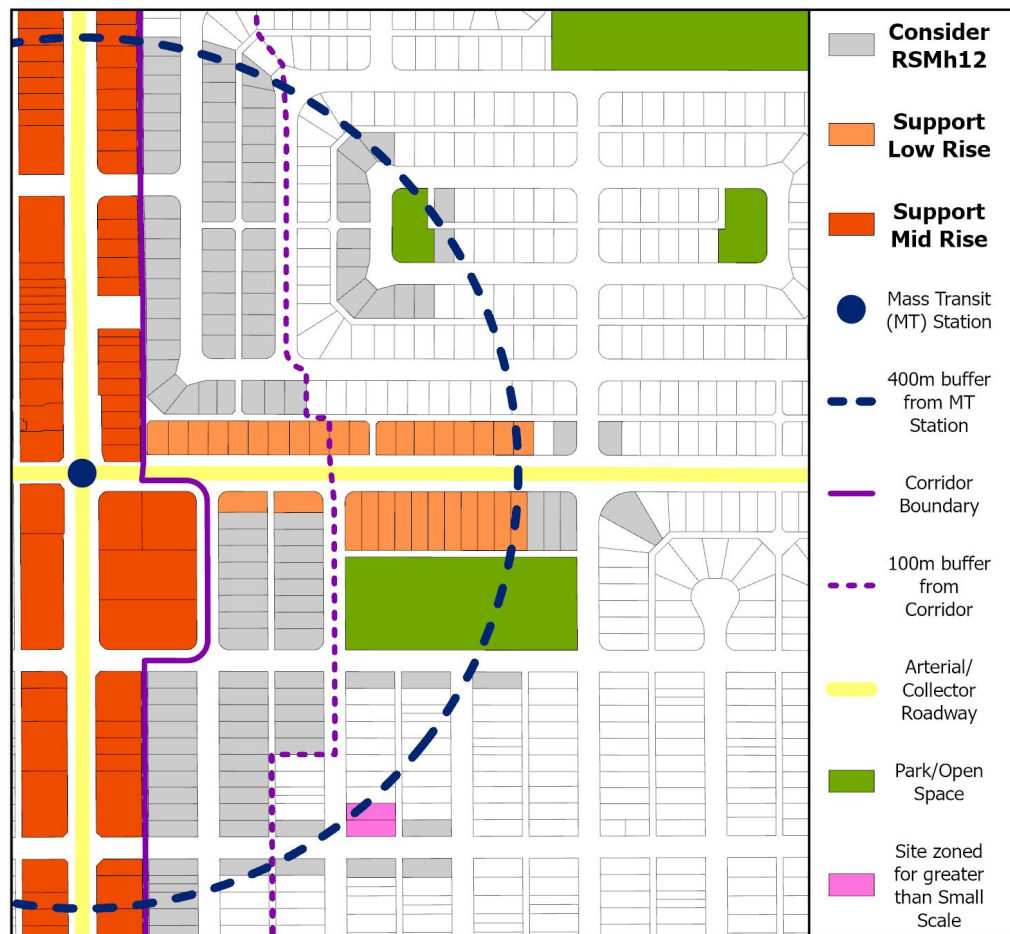
- + Applies to the RSM h12 zone:
 - Within the Redeveloping Area
 - Outside of Nodes & Corridors
- + Restricted to corner sites + **one** of the listed location criteria:
 - Within 100 metres of a Node or Corridor Area
 - Within 400 metres of a Mass Transit Station, or
 - Along an Arterial Roadway or a Collector Roadway

Proposed Policy 2.5.2.7

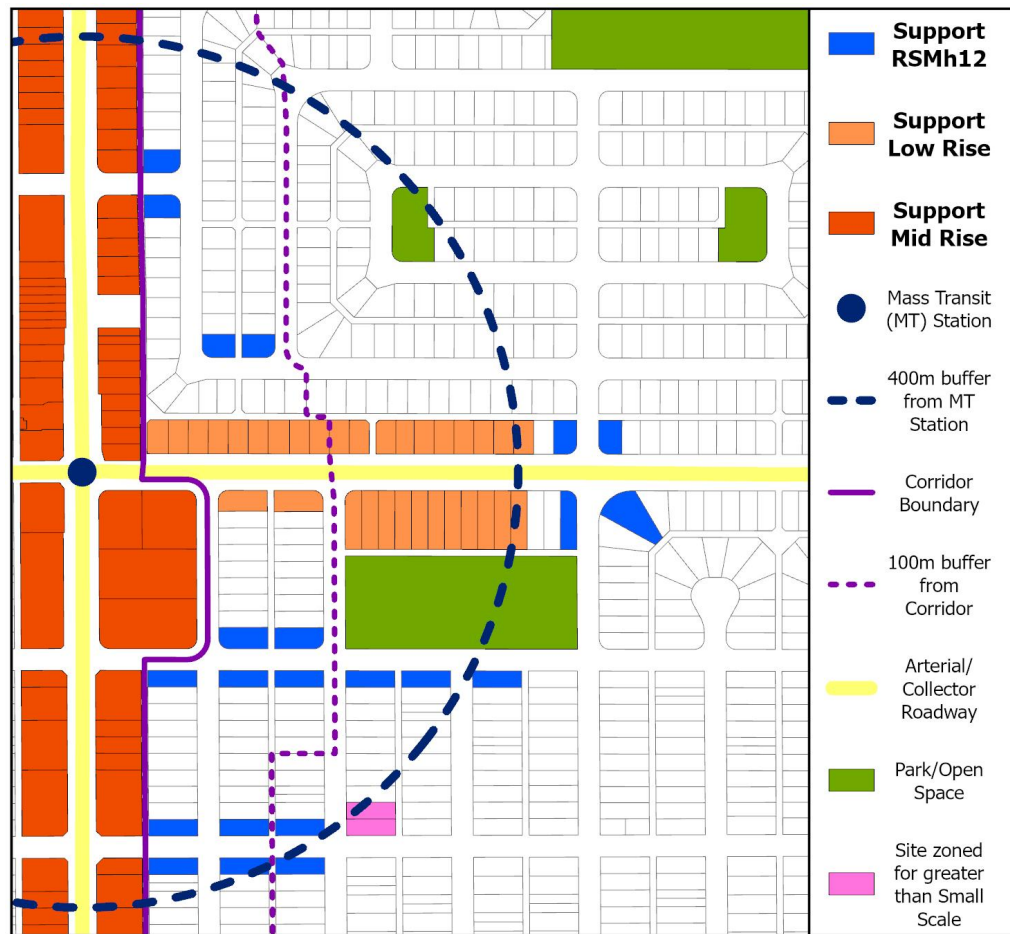
- + Replaces the former 'consider' policy for additional scale
- + Applies to RSM h14 zone or greater (4+ storeys)
- + Introduces site size and context as required considerations
- + Applies to **Low Rise** or greater development forms

ILLUSTRATION OF POLICY CHANGES

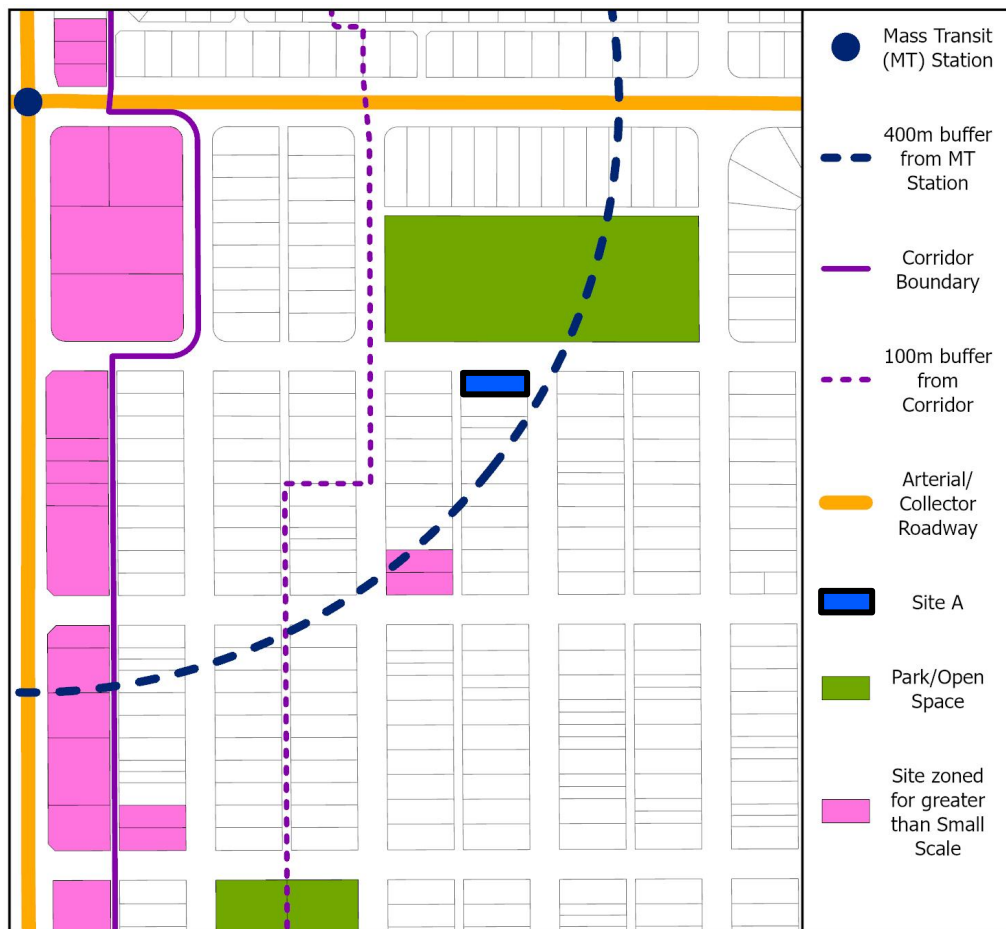
Current Policy 2.5.2.6:
Consider RSM h12+



Proposed Policy Changes:
Support RSM h12



PROPOSED POLICY CHANGES: SCENARIO A



Meets two criteria of current policy 2.5.2.6 to *consider* RSM h12:



Corner Site



Within 400m of a Mass Transit Station

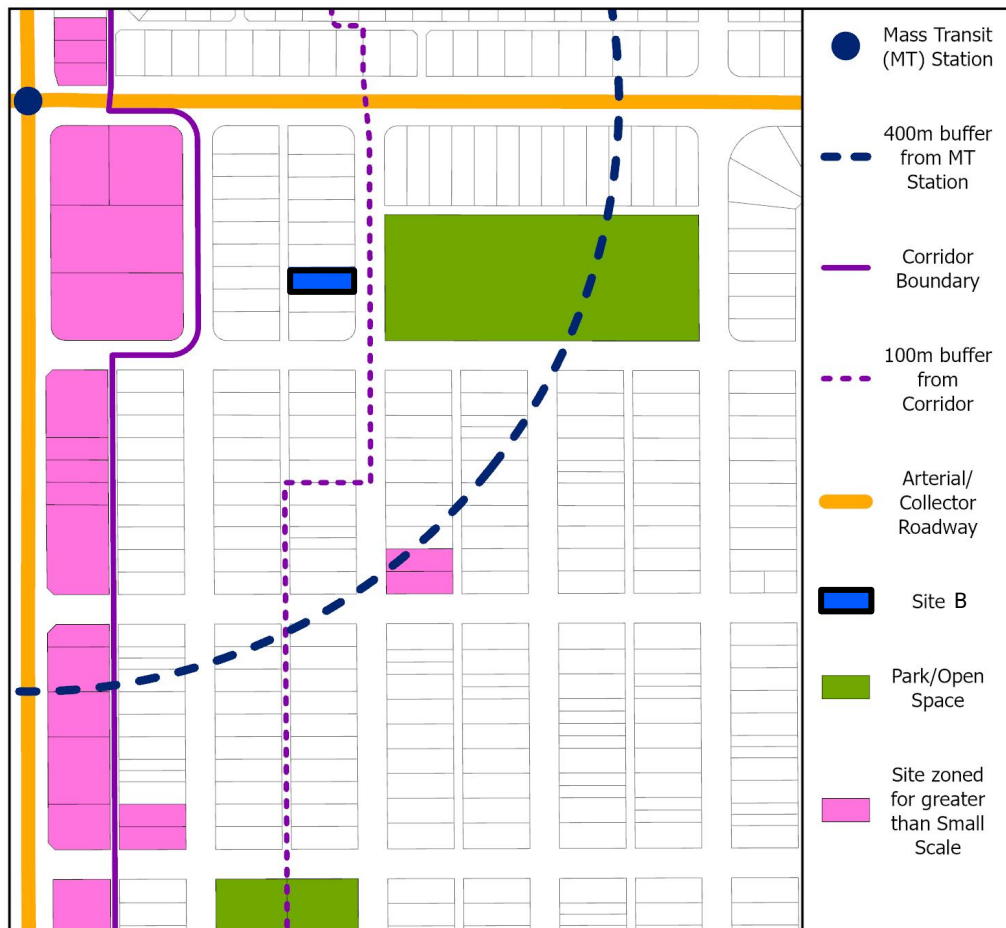
RSM h12 is supported under proposed policy 2.5.2.5:



Corner Site



Within 400m of a Mass Transit Station



Meets two criteria of current policy 2.5.2.6 to *consider* RSM h12:

- ✓ Within 100m of a Node or Corridor Area
- ✓ Within 400m of Mass Transit Station
- ✓ Adjacent to a park/open space

RSM h12 is not supported under proposed policy 2.5.2.5:

- ✗ Corner Site

Proposed Revision to RSM Zone Purpose Statement

- + Considers existing and planned developments to guide use of the zone in both developing and redeveloping contexts
- + Refers out to a statutory plan for additional direction, including the District Policy and District Plans

Questions and Thank You