

City Council Meeting
June 30, 2025

3.2 Bylaw 21215 – To Amend Zoning Bylaw 20001

Presenter: Christine Prokop

Edmonton has an affordable housing problem.

We do not want urban sprawl.

Our established neighborhoods understand the need for
densification

AND want to do our part in helping

BUT we believe there are alternative solutions.

Let's safeguard our neighborhoods / our assets

How much densification is too much?

Bylaw 20001 removed all the current neighborhood guidelines and rules

➤ Allows for 8 to 10 units on a single lot

“This feels very similar to being packed into a can of sardines”

Over-densification brings negative results

Why is Edmonton not following the CHIF condition?

The Federal government created the Canada Housing Infrastructure Fund (CHIF) to support densification, with the condition:

“adopt zoning for “four units as-of-right” per lot in all low-density residential areas”

Proposed Solution:
Focus on Inner City areas needing development

Develop the empty inner-city tracts of land already
connected to the LRT system

These spaces are an open canvas where you can design
neighborhoods according to the present needs of new
homeowners and renters

Suggested Inner City areas in need of development

Description	Land Coverage (in acres)	Nearby LRT Stations
The Quarters – North of Jasper Ave. and East of 97 St.	106	Quarters LRT
Rexall Place and Northlands	200	Coliseum LRT
Blatchford Field	503	Blatchford Market LRT Blatchford Gate LRT
Downtown Edmonton – Jasper Ave. between 101 St. and 109 St.	-	Central LRT Bay LRT Corona LRT

In Closing

1. Reduce the number of units in mature neighborhoods to 4 as per the Federal Housing Guidelines
2. Reinstate residential guidelines regarding frontage, building height, ground coverage and include parking on the property
3. Fast track plans for the development of desperately needed inner City land
4. Reinstate Neighborhood Planning and communication as part of our City Planning Model

**City Council,
What do you want your legacy to be?**

Let's work on housing together to make
Edmonton a better place for everyone

We still have the opportunity to get this right!