

Charter Bylaw 21214

A Bylaw to amend Charter Bylaw 24000, as amended,
being the District Policy

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, as amended *by the City of Edmonton Charter, 2018 Regulation, AR 39/2018*, on October 2, 2024, the Municipal Council of the City of Edmonton passed Charter Bylaw 24000, being the District Policy; and

WHEREAS Council considers it desirable from time to time to amend Charter Bylaw 24000, being the District Policy; and

WHEREAS an application was received by Administration to amend the District Policy; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, and as amended by *the City of Edmonton Charter, 2018 Regulation, AR 39/2018*, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. Charter Bylaw 24000, as amended, being the District Policy is hereby amended by:
 - a. Adding a new Policy 2.5.2.5 that reads:

“2.5.2.5 Notwithstanding 2.5.2.4, within the Redeveloping Area support more intense Small Scale residential development with greater massing on corner sites in locations outside of a Node or Corridor Area that meet at least one of the following criteria:

 - a. Within 100 metres of a Node or Corridor Area,
 - b. Within 400 metres of a Mass Transit Station, or
 - c. Along an Arterial Roadway or a Collector Roadway.”

and renumbering the remaining policies and relevant references accordingly; and
 - b. Deleting newly renumbered Policy 2.5.2.7 and replacing it with:

“2.5.2.7 Consider additional scale of Low Rise or greater in locations where the site size and context allow for appropriate transition to surrounding development and that meet at least two of the following criteria:

- a. In a Node or Corridor Area or within 100 metres of a Node or Corridor Area,
- b. Within 400 metres of a Mass Transit Station,
- c. Along an Arterial Roadway or a Collector Roadway,
- d. At a corner site or adjacent to a park or open space,
- e. Adjacent to a site zoned for greater than Small Scale development.”

READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.

THE CITY OF EDMONTON

MAYOR

CITY CLERK