



THE PROPOSED TALL HIGH RISE  
DOES NOT COMPLY WITH THE  
DISTRICT POLICY

# DISTRICT POLICY

Edmonton



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- The site of the proposed high-rise is in a major node. The applicable section of the District Policy is 2.4.3.

### 2.4.3 Major Nodes

**Major Nodes** are large-scale urban centres anchored by large public institutions and employment centres that serve multiple **Districts**. These areas provide residents a diverse mix of housing and employment opportunities, travel modes and connection to other **Nodes**.

2.4.3.1 Support **Low Rise** and **Mid Rise** development throughout **Major Nodes**.

2.4.3.2 Support **High Rise** development within **Major Nodes** where at least one of the following criteria is met:

- a. The site is within 400 metres of a **Mass Transit Station** and on a **Collector Roadway**,
- b. The site is along an **Arterial Roadway**, or
- c. The site size and context allow for appropriate transition to surrounding development and adequate site access can be provided.

2.4.3.3 Support **Tall High Rise** development within **Major Nodes** where all of the following criteria are met:

- a. The site is within 200 metres of a **Mass Transit Station** or along an **Arterial Roadway**, and
- b. The site size and context allow for appropriate transition to surrounding development.

The proposed height of the High-Rise makes it, by definition, a “Tall High Rise.”

**Tall High Rise**

Buildings twenty-one storeys or greater in height.

# The Applicable subsection in the District Policy for a “Tall High Rise” is: 2.4.3.3

- 2.4.3.3 Support **Tall High Rise** development within **Major Nodes** where all of the following criteria are met:
- a. The site is within 200 metres of a **Mass Transit Station** or along an **Arterial Roadway**, and
  - b. The site size and context allow for appropriate transition to surrounding development.

## BOTH CRITERIA MUST BE MET:

Within 200 meters of a mass transit station or along an Arterial Roadway; and

The site size and context allow for appropriate transition to surrounding development.

What does “Appropriate Transition to Surrounding Development” Mean?



“Appropriate transition” is not defined in the District Policy, Zoning Bylaw or City Plan.

- Where a City Policy uses wording that is not defined in the Policy, the Law requires that the words used be given their “ordinary meaning”.

*Lorimer v Calgary Subdivision and Development Appeal Board, [2024 ABCA 313](#)*

What is the ordinary meaning of  
“appropriate transition”?



The only difference between a high rise and a tall high rise is height.

- High Rise: Buildings from nine to twenty floor in height.
- Tall High Rise: Buildings twenty-one storeys or greater in height.

# Under the District Policy:

- Site size and context must allow for appropriate transition to surrounding development for a tall high rise (District Policy 2.4.3.3).
- This is not required for a high rise (District Policy 2.4.3.2).


Why the Difference?

# It's not because of Zoning

- Appropriate transition is not referring to compliance with the zoning requirements for setbacks and step downs.
- These are mandatory under the Zoning Bylaw and apply to both High Rise and Tall High Rise buildings.

# The Answer: Height Matters

- The Height of the proposed building must be carefully analyzed to see if it allows appropriate transition to surrounding development.

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- There is a significant difference in “appropriate transition” between a 25-27 floor apartment being built between two 20 floor buildings and the situation here.



To the North are Single Family Urban Mix Homes.



To the East is a Parking Lot and the Two Storey Church of The Latter-Day Saints Building



To the West is the 4 Storey Bentley Building

To the South is 87 Avenue, an arterial road described in the Planning Report as 20 meters wide providing a physical barrier to other properties

A 25-27 Floor  
Apartment  
Does not  
Appropriately  
transition to:

1. A 4-floor condominium
2. Single Family Homes
3. A parking lot and 2 storey building

- If the size and context of the 25 – 27 floor Tall High Rise proposed by Westrich is considered “appropriate transition” to surrounding 2-4 floor buildings

What building height would not  
be?