

Charter Bylaw 21472

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 advanced 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. Deleting Policy 2.5.2.3.
  - b. Renumbering Policy 2.5.2.4 to 2.5.2.3.
  - c. Deleting Policy 2.5.2.5, Policy 2.5.2.6 and Policy 2.5.2.7.
  - d. Deleting the image and associated caption on page 28.
  - e. Adding the following policies after newly numbered Policy 2.5.2.3:

“2.5.2.4 Support Low Rise development in locations outside of a Node and Corridor Area at sites that are along Arterial Roadways where at least one of the following criteria is met:

    - a. The site is within 400 metres of a Mass Transit Station, or
    - b. The site is a corner site.

2.5.2.5 Consider additional scale in locations with supportive contextual factors. Factors for consideration include:

    - a. Appropriate site size to support the additional scale,

- b. Location and orientation of the site on the block,
  - c. Location in or proximity to a Node or Corridor Area,
  - d. Proximity to and frequency of transit service,
  - e. Design and function of adjacent roadways,
  - f. Proximity to park or open space,
  - g. Proximity to active transportation networks,
  - h. Scale and uses permitted on adjacent sites.”
- f. Amending the Glossary definition for Low Rise by adding:  
 “and development under the RSM - Small-Medium Scale Residential Zone.”  
 following “Buildings four storeys in height”.
- g. Amending the Glossary definition for Small Scale by adding:  
 “, excluding development under the RSM - Small-Medium Scale Residential Zone.”  
 following “Buildings three storeys or less in height”
- h. Amending the Glossary definition for Mass Transit Station by adding:  
 “Distance from Mass Transit Stations is calculated as the straight-line distance from the  
 nearest point of the station platform.”  
 following “A transit facility for accessing Mass Transit routes. This is where Mass  
 Transit and Local Transit routes connect and allow transit customers to transfer between  
 routes.”

READ a first time this	day of	, A. D. 2026;
READ a second time this	day of	, A. D. 2026;
READ a third time this	day of	, A. D. 2026;
SIGNED and PASSED this	day of	, A. D. 2026.

THE CITY OF EDMONTON

---

MAYOR

---

CITY CLERK