

Urban Planning and Economy

Edmonton

**Items 4.22 and 4.23  
Proposed District Policy and  
Zoning Bylaw Changes**

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## Previous Council/Committee Action

At the August 18, 2025, City Council Public Hearing, the following motion was passed:

- *That Administration provide a report on potential amendments to the Zoning Bylaw or District Plans for consideration to limit midblock redevelopment larger than small scale development outside of nodes and corridors with considerations of site size, height and context.*

At the February 17, 2026 City Council meeting, the following motion was passed:

- *That Administration prepare amendments to the District Policy as shown in Attachment 1 and to Zoning Bylaw 20001 as shown in Attachment 2 of the February 9, 2026, Urban Planning and Economy report UPE03201 and return to a City Council Public Hearing.*

## Proposed Change 1: “Support” Policy 2.5.2.4

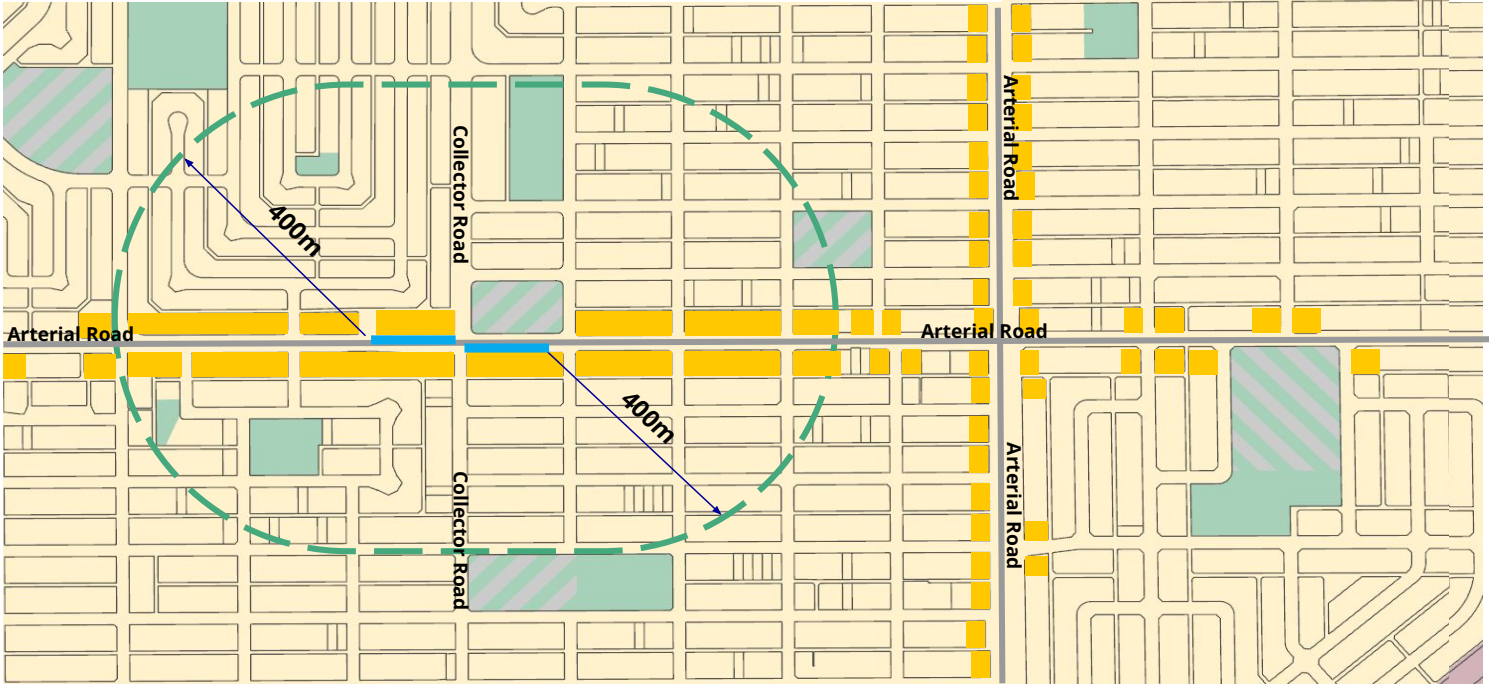
- Consolidate three “support” policies into one
  - X ~~2.5.2.3 Transition from N&C~~
  - X ~~2.5.2.5 RSM zone with one of three criteria~~
  - X ~~2.5.2.6 Low rise with one of three criteria~~
  - ✓ 2.5.2.4 - Low rise along arterials (corner sites or 400m from Mass Transit Stations)

## Proposed Change 2: RSM Purpose Statement

RSM is no longer an option for infill, unless in a Node or Corridor, on a large undeveloped site, or directed by a statutory plan

- Focus rezoning applications on Nodes and Corridors
- Encourage development within RS zone
- Reduce disruptive rezonings that do not offer significant benefit

# Visualizing Rezoning Support



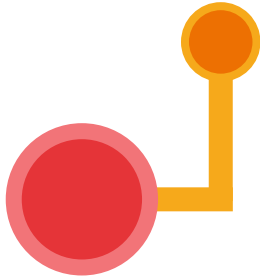
## Proposed Change 3: “Consider” Policy 2.5.2.5

“Consider” additional scale no longer a formula with criteria

- Lists factors that make a site appropriate for bigger buildings
- Neutral approach for more nuanced review and more discretion
- Better reflects how planning analysis works
- Not applicable for RSM rezonings

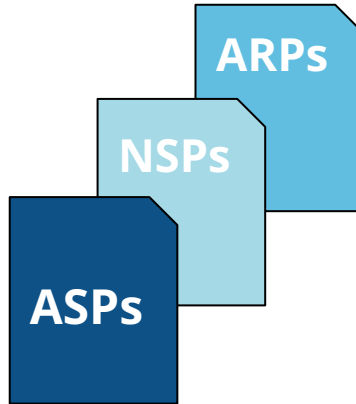
# Where the changes apply

Within Nodes and Corridors  
(including Local Nodes)



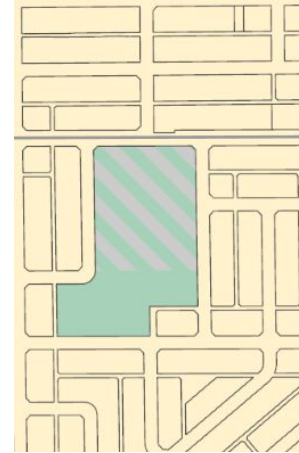
✘ No change

Where an ASP, NSP, or  
ARP is in effect



✘ No change

Urban Mix areas outside Nodes  
and Corridors where an ASP,  
NSP or ARP is not in effect



✔ Changes apply here

# Questions and Thank You