

Glossary of Terms

“Current DC2 Rezoning Process” – refers to the existing direct control rezoning process used in the City of Edmonton, as provided for in the current Edmonton Zoning Bylaw.

“Large Infill Site Guidelines” – refers to residential infill guidelines which apply only to Large Residential Infill Sites; these sites are generally defined as being 1.0 hectares in area or larger. In some circumstances, these guidelines may be applied to smaller sites if they are complex sites which involve Large Scale Buildings.

“Large Residential Infill Site” – means those sites in mature neighbourhoods that are generally over one hectare in size and are proposed for residential infill development and, therefore, must be considered under the Large Site Rezoning Process. The definition of Large Residential Infill Sites and the Planning and Design Guidelines governing their development are set out in the Residential Infill Guidelines.

“Large Scale Buildings” – refers to Mid Rise residential buildings of 5 to 8 storeys, and High Rise residential buildings which are 9 storeys or taller.

“Large Site Rezoning Process” – means the “Planning and Consultation Process for Rezoning Large Residential Infill Sites in Mature Neighbourhoods”; also referred to as the “New Planning Model for the Redevelopment of Large Sites in Mature Neighbourhoods”. It is noted that this process applies only to Large Residential Infill Sites.

“Preliminary DC2 Rezoning Application” – means the preliminary rezoning application which is to be submitted to the City prior to an applicant proceeding to develop a final rezoning application; the submission requirements for the Preliminary Application are set out in the Large Site Rezoning Process.

“Residential Infill Guidelines” – means the “Planning and Design Guidelines for Residential Infill in Edmonton’s Mature Neighbourhoods”. These Guidelines relate to all forms of residential infill on all sites in mature neighbourhoods, and also include planning and design guidelines specific to large residential infill sites in mature neighbourhoods.

“Site Vision and Context Plan” – refers to a Plan to be prepared in certain circumstances prior to the City considering a DC2 rezoning application. The terms of reference for the Plan, and how it fits within the DC2 rezoning process, are defined in the City of Edmonton’s Large Site Rezoning Process

GLOSSARY