

RS

Small Scale Residential Zone

WHAT IS THE ZONE INTENDED TO DO?

This zone allows for a range of small scale housing in neighbourhoods throughout Edmonton's redeveloping area (neighbourhoods within the area generally bordered by Anthony Henday Drive). Compared to current equivalent zones, additional development flexibility (in terms of height, setbacks and site coverage) is proposed, while continuing to limit overall building size to support compatibility with the surrounding neighbourhood. Limited commercial and community services (such as child care facilities) are proposed to be allowed in the zone to provide local services to residents.

This zone is intended to allow for a variety of housing, including: single detached housing, semi-detached housing, duplexes, secondary suites, row housing, small apartments, lodging houses, backyard housing, cluster housing, and supportive housing.

Relevant regulations from the Mature Neighbourhood Overlay will be incorporated into this zone. The Mature Neighbourhood Overlay is proposed to be retired as a result.

KEY HIGHLIGHTS

- + Combines multiple existing small-scale residential zones into a single zone to equalize development potential within The City Plan's redeveloping area.
- + A maximum building height of 10.5 m is proposed to support a range of housing forms up to three-storeys, and provide greater consistency across small-scale residential zones.
- + A greater range of housing types is proposed to provide more housing choices in more neighbourhoods.
- + Enables new businesses in key locations to provide services closer to where people live without a rezoning.

WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

RF1, RF2, RF3, RF4 (redeveloping area), RF4t, RMH (some sites in redeveloping area)

