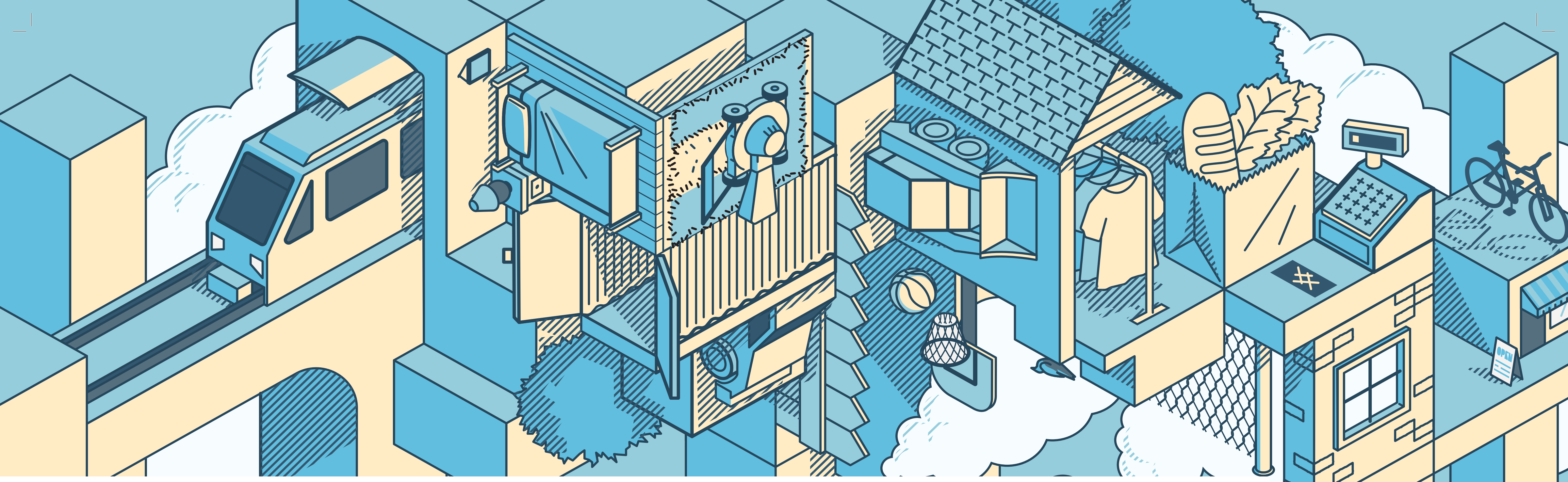


Housing Information Session

City of Edmonton
Urban Planning and Economy
Development Services
Planning Coordination

Community Services
Affordable Housing and Homelessness
Housing Action Team





Why We're Here Today

To share information and answer questions about:

- + The Residential Small Scale (RS) Zone
- + Parking and Curbside Management
- + Development Enforcement and Compliance
- + Neighbourhood Infrastructure and Trees
- + Affordable housing

Please Note:

This event is for information sharing only.
We are not collecting feedback today.





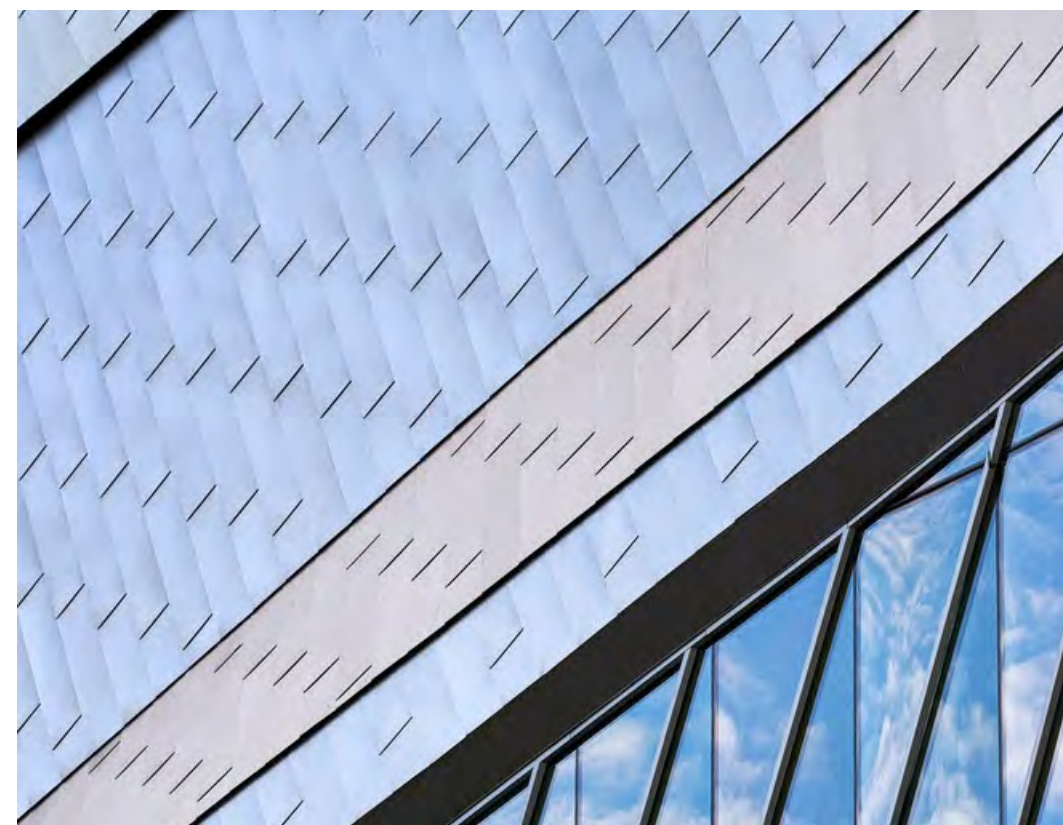
What is Zoning?

ZONING IS ABOUT:

- + What can be built where
- + The basic overall size and shape of buildings
- + Allowed types of buildings and activities

ZONING IS NOT ABOUT:

- + Regulating groups of people or behaviours
- + How buildings are built (construction methods and materials)
- + Exactly what a building looks like or its architectural style



The Zoning Bylaw is the “rulebook” for all development in Edmonton

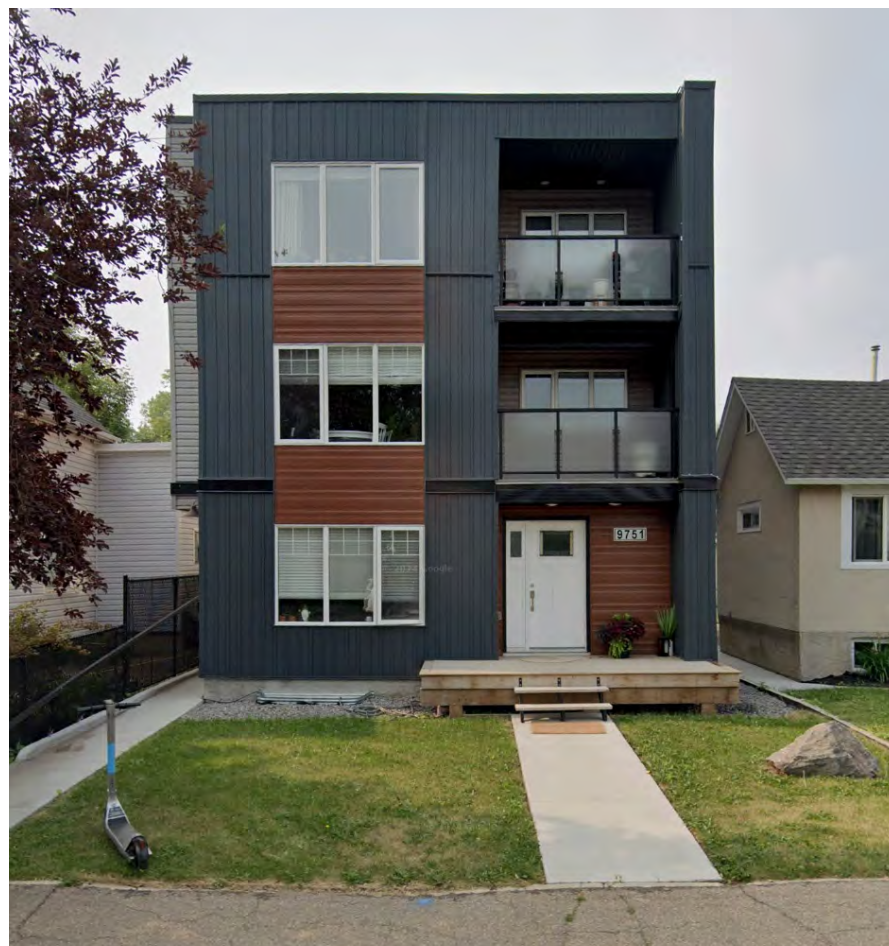


What Can be Built in the RS Zone?

Accommodates Edmontonians' diverse needs by enabling a variety of housing forms up to three storeys in height, including:

- + Single Detached Housing
- + Semi-detached Housing
- + Duplex Housing
- + Row Housing
- + Multi-unit Housing*
- + Cluster Housing
- + Secondary Suites
- + Backyard Housing

* Developments with more than 8 dwellings are only permitted on corner sites

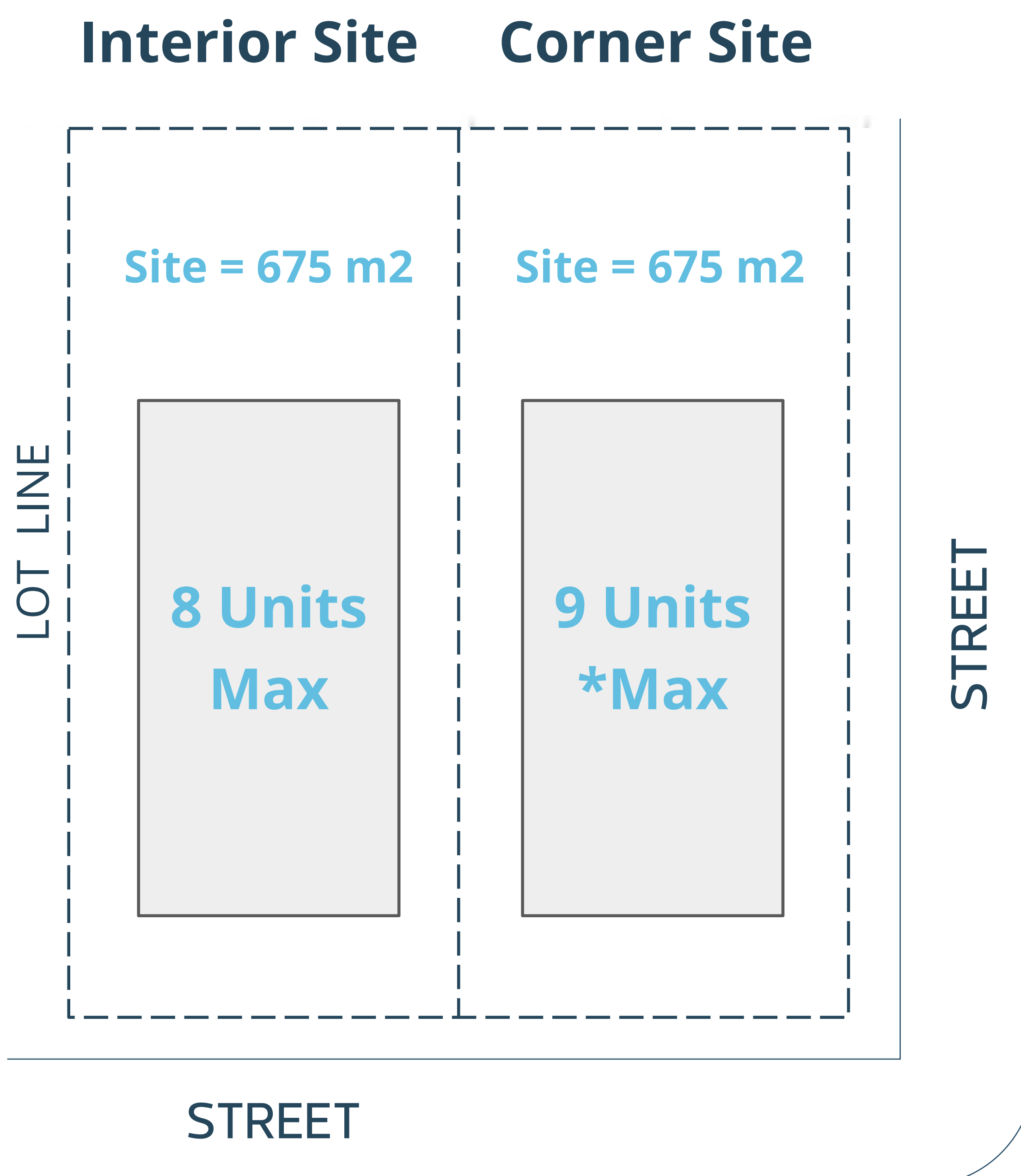




RS Zone Dwelling Limits

- + Minimum Site area per Dwelling: 75.0 m²
- + Maximum number of Dwellings on an Interior Site: 8

For example, provided that a development meets all other zoning regulations (height, setbacks, site coverage, etc.) a corner lot with a site area of 675 m² could have up to 9 units. An interior lot of the same size would be limited to 8 units.



RS Zone

Limiting Size and Scale

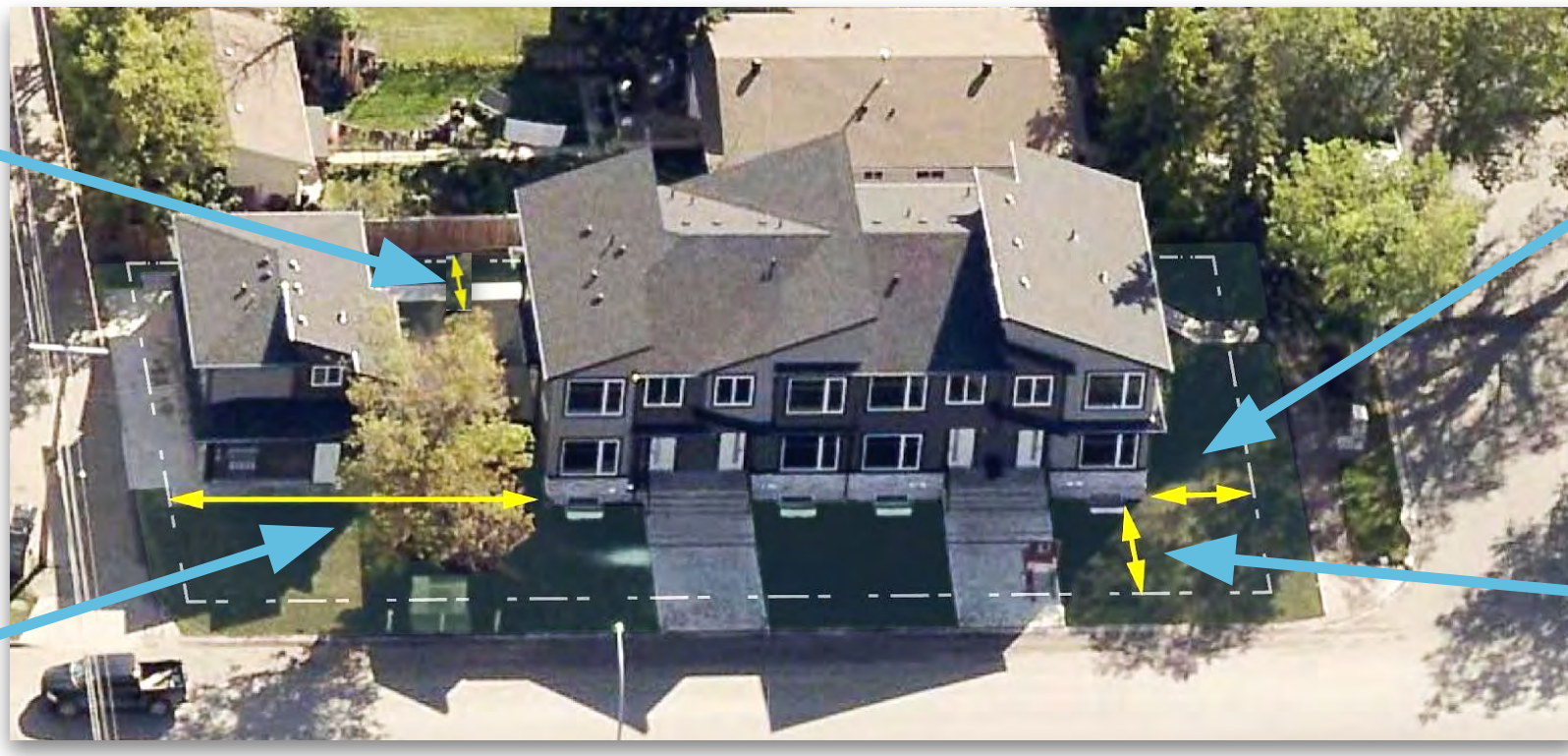
Maximum Height



10.5 m
(3 storeys)

Minimum Setbacks

Interior Side
Setback
1.2 m - 1.5 m*



Front
Setback
4.5 m

Flanking Side
Setback
1.2 m - 2.0 m*

Rear
Setback
10.0 m

***Setback notes:**

- Minimum Interior Side Setback is 1.5 m if Row or Multi-unit Housing faces the side lot line.
- Minimum Flanking Side Setback is 2.0 m if main entrances face the side street.

Maximum Site Coverage



45%*

***Site Coverage note:**

- The total horizontal area covered by buildings and structures that are 1.8 m or more in height above grade, including cantilevers, but not steps, eaves or other similar projections.

Maximum Building Length



30.0 m



RS Zone Building Design and Site Access

- + Building walls facing streets, and walls longer than 20 m, must include 2 or more design features to provide visual interest, minimize the perception of massing, and accentuate main entrances
- + Dwellings facing the street must have entrances that face the street
- + Multi-unit housing entrances must provide weather protection features
- + Rear attached garages are not permitted
- + Vehicle access must be from an alley where an alley exists





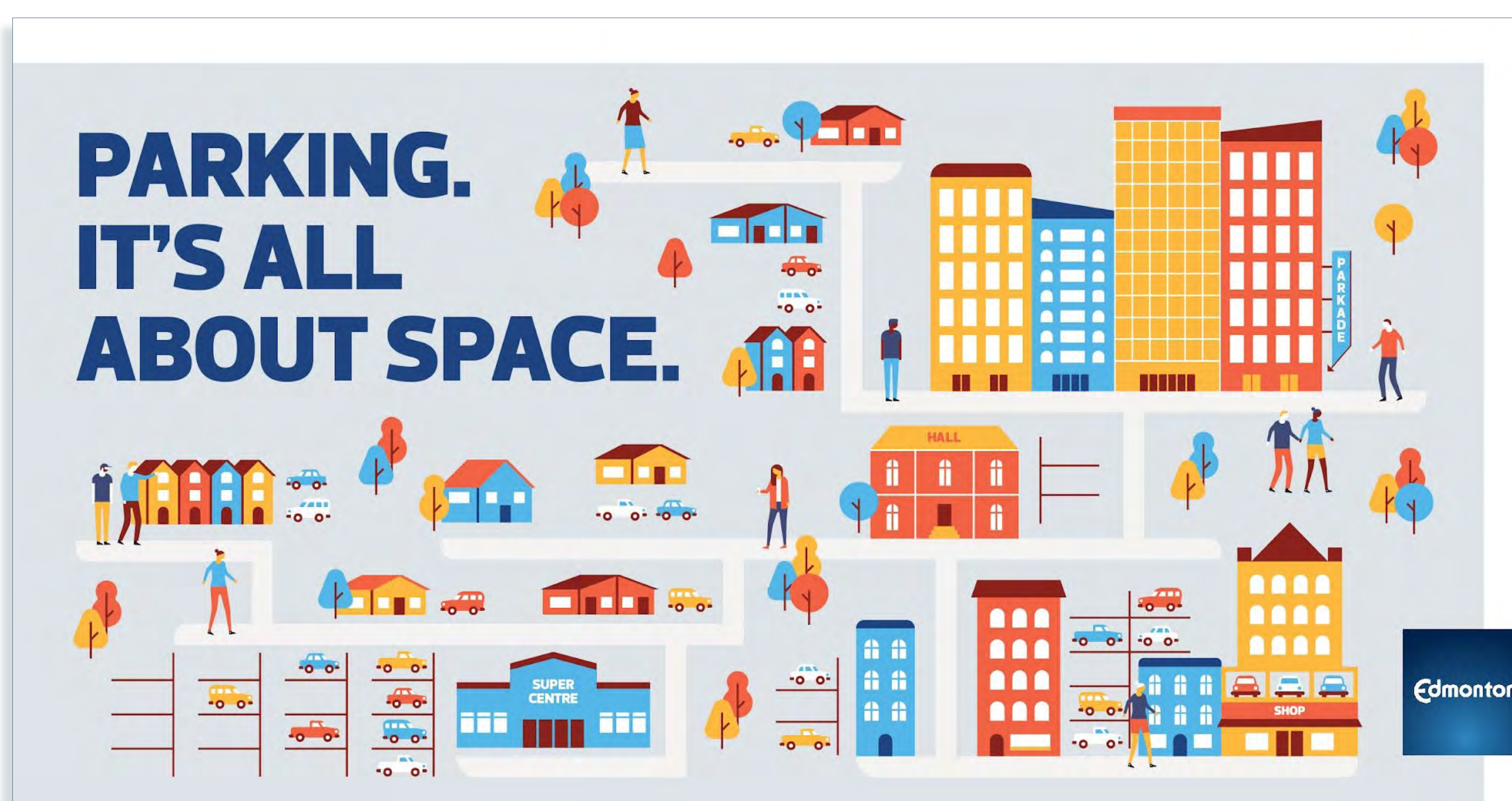
Open Option Parking

On July 23, 2020, City Council approved Open Option Parking, removing parking minimums from the Zoning Bylaw, allowing individual property owners to decide how much parking to provide on their property.

Benefits of eliminating parking minimums:

- + More likely to result in **right amount of parking** provided
- + Enables sharing and **more efficient use of the current oversupply** of parking.
- + **Removes economic barriers to affordable housing** and new businesses.
- + Moves us closer to achieving a more vibrant, **walkable and compact city**
- + Supports **more diverse transportation options** and climate resilience.

* The City will continue to work with neighbourhoods to explore on-street parking demand management tools.





Curbside Management Strategy

Seven Actions to Strategically Manage Curbside Space

Action 1 – The Curbside Priority Framework

Action 2 – Parking Pricing Framework

Action 3 – Residential Parking Program Review

Action 4 – Use Technology to Improve Parking Information

Action 5 – Parking Benefit Districts

Action 6 – Curbside and Parking Accessibility

Action 7 – Active Transportation Amenities





Development Permit Inspection (DPI)

The role of the DPI team is to inspect Residential Developments, including Row Housing, within the Redeveloping Area to ensure that these projects are constructed in accordance with their Development Permit and the regulations of Edmonton Zoning Bylaw 20001.

Inspected items can include:

- + Development Permit Notice Sign
- + Building Height
- + Building Location
- + Elevations
- + Projections
- + Hard Surfacing
- + Any conditions of approval





Safety Codes Permits and Inspections

Responsibilities

The Permit Applicant/Holder Must:

- + Create a Project Implementation Plan (PIP) outlining how they will comply with safety laws, regulations, codes and local rules to protect public health & safety, nearby properties and infrastructure

The Builder Must:

- + Ensure public and neighbouring properties are protected during construction
- + Comply with Part 8 of Division B of the National Building Code

The Owner Must:

- + Ensure work does not damage or create hazard to neighbouring properties
- + Take responsibility for repair of damage to public property

An isometric illustration of a city scene. On the left, a train travels on a bridge. In the center, there's a building with a shopfront, a bicycle parked outside, and a scooter on a sidewalk. To the right, there's a building with a computer monitor and a printer. The scene is rendered in a blue and yellow color palette with white clouds.

Response to Safety Code Violations

- + Safety Codes Officers start with consultation, education and motivation to encourage compliance with a law, rule or obligation
- + If that does not work, enforcement action is escalated as needed:
 - Inspection reports
 - Warnings
 - Additional inspection fees
 - Compliance orders
 - Double permit fees for working without a valid permit
 - Permit suspension
 - Administrative penalties
 - Legal proceedings
- + Call 311 or email SCCompliance@edmonton.ca to report a building permit violation.

Grow Together Program

City of Edmonton initiative that works to expand and diversify the urban forest through partnerships with communities interested in planting more trees within their neighbourhood. Community members are encouraged to work in partnership with their community league to submit a formal application form.

- + Up to 20 newly planted trees within their neighbourhood.
- + A special educational event hosted by Urban Forestry to celebrate the newly planted trees.



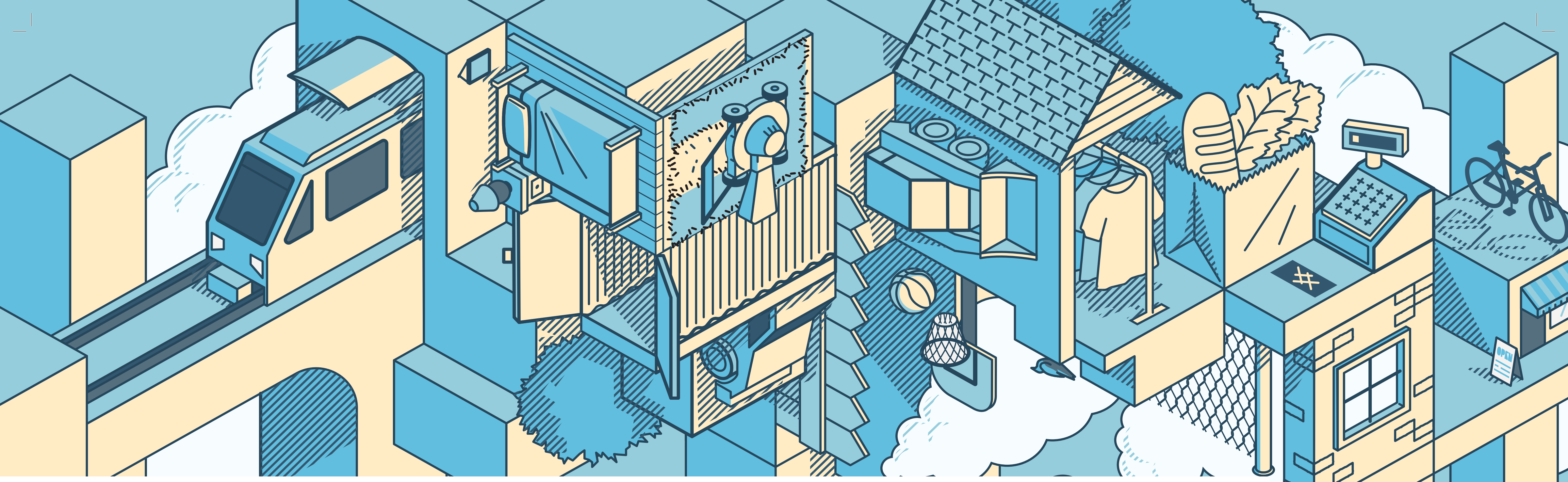
Spring snow crabapple



Linden that will provide future shade to picnic table users



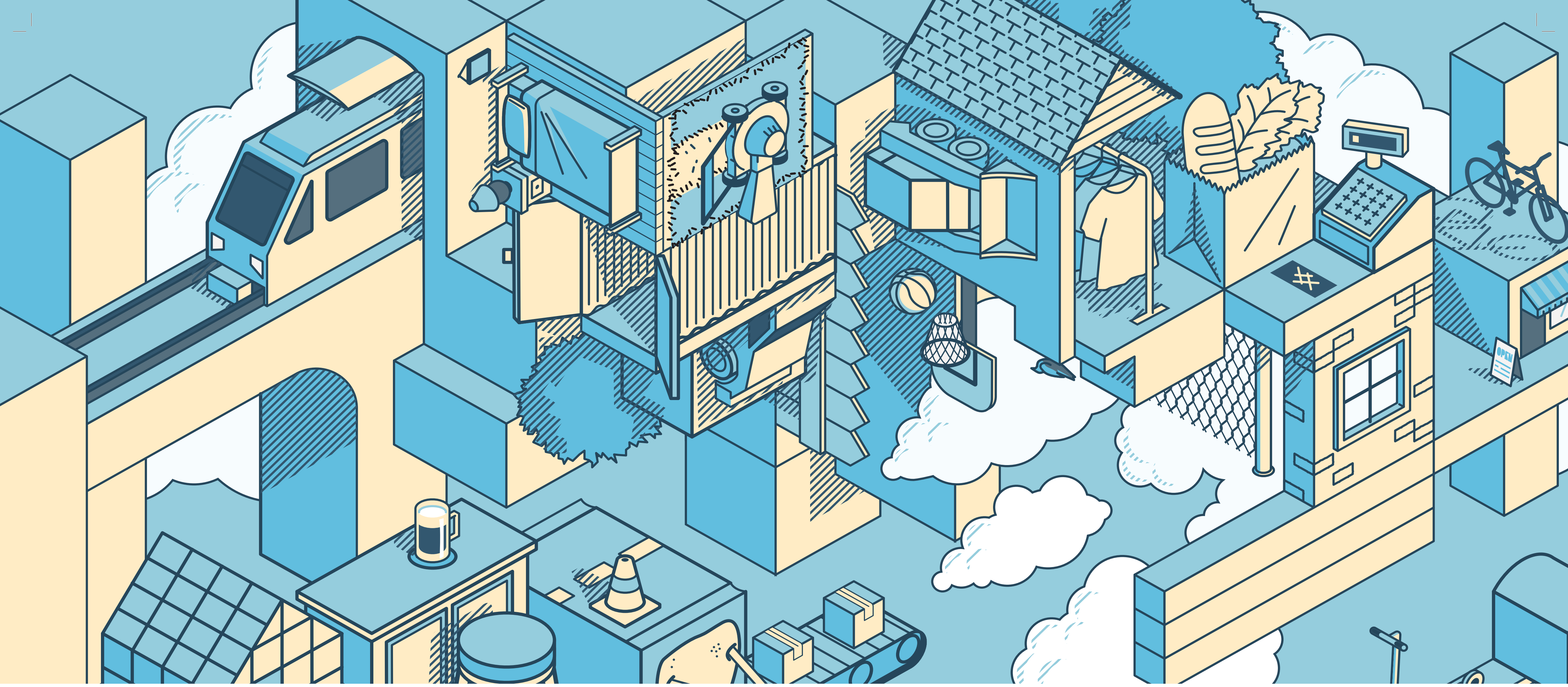
New plantings surrounding a parking lot at a community park



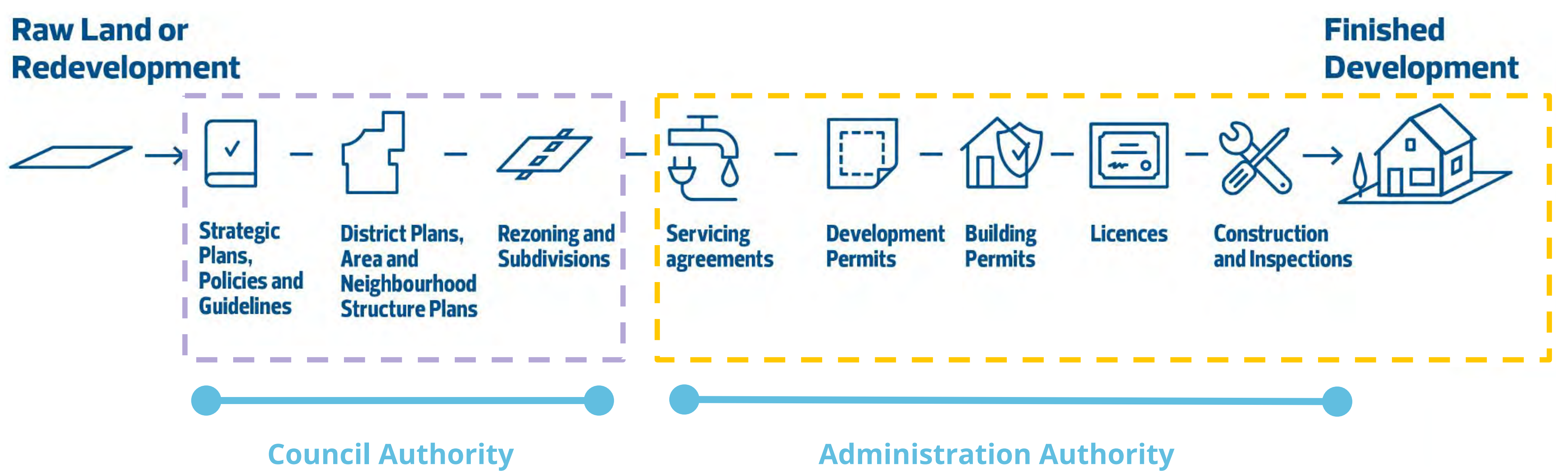
Public Tree Bylaw 18825

A Public Tree Permit is required for any work done within 5 m of the trunk of a Boulevard and Open Space Tree or within 10 m of a Natural Stand boundary.





Development Process





Rezoning or Development Permit Review: Servicing and Infrastructure

What is considered?

- + Water supply for fire fighting flows
- + Sanitary sewer capacity
- + Storm sewer capacity

Servicing Review

- + Review detailed design of infrastructure and tie-ins
- + Ensure compliance with permit requirements and standards
- + Builder funds new services and any development-driven upgrades, such as:
 - Alley upgrades
 - Sidewalk upgrades and extensions
 - Access installations
 - Power upgrades (such as three-phase power installation, transformer installation, etc)
 - Power pole and street light relocations