



## WHAT IS A ZONE MODIFIER?

Edmonton's Zoning Bylaw 20001 came into effect on January 1, 2024. The bylaw introduces a new tool called a Zone Modifier, which allows the same zone to be used to achieve different scales of development. This approach reduces the need for multiple standard and Direct Control zones that, other than maximum height and floor area ratio, often have very similar development regulations. Zone Modifiers are only used in select zones. Zone Modifiers can only be changed through a rezoning. Rezoning applications are reviewed by City staff to consider site context, policy direction, technical requirements and public feedback. These applications follow the typical [rezoning process](#), which includes public notification and a decision by City Council at a Public Hearing.

### There are three types of Zone Modifiers:

#### 1. Height modifier

- + This modifier is used to regulate the maximum height of a building.
- + Represented by an 'h' followed by a number in the zone label (e.g. 'h16.0').

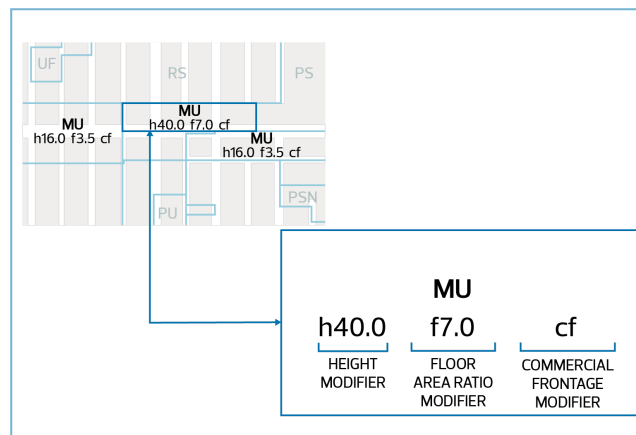
#### 2. Floor area ratio (FAR) modifier

- + This modifier is used to regulate the maximum floor area ratio (i.e. the massing) of a building.
- + Represented by an 'f' followed by a number in the zone label (e.g. 'f2.3').

#### 3. Commercial frontage modifier

- + This modifier requires non-residential development on the ground floor of a building.
- + Where 'cf' is displayed in the zone label, the commercial frontage modifier applies. If 'cf' is not displayed, the commercial frontage modifier does not apply.

Zone Modifiers are identified by the zone label on the Zoning Map. For example, the zone label below indicates that the site is zoned (MU) Mixed Use Zone, has a maximum height of 40.0 m, has a maximum floor area ratio (FAR) of 7.0 and that the Commercial Frontage Modifier applies:



## Which zones use Zone Modifiers?

Zone Modifiers are applicable to the following zones: (RSM) Small-Medium Scale Transition Residential Zone, (RM) Medium Scale Residential Zone, (RL) Large Scale Residential Zone and (MU) Mixed Use Zone.

Zone	Height Modifier	Floor Area Ratio Modifier	Commercial Frontage Modifier
MU - Mixed Use Zone	✓	✓	✓
RL - Large Scale Residential Zone	✓	✓	✗
RM - Medium Scale Residential Zone	✓	✓	✗
RSM - Small-Medium Scale Transition Residential Zone	✓	✗	✗

Within the RSM, RM and RL zones, the modifier options are pre-established. For example, the RSM zone provides two height modifier options: "RSM h12.0" or "RSM h14.0". In the MU zone, applicants can propose any modifier value.

Zone	Modifier
MU - Mixed Use Zone	Any value
RL - Large Scale Residential Zone	h50.0 and f4.5 or h65.0 and f5.5
RM - Medium Scale Residential Zone	h16.0 and f2.3 or h23.0 and f3.0 or h28.0 and f3.8
RSM - Small-Medium Scale Transition Residential Zone	h12.0 or h14.0

On (MU) Mixed Use Zone sites with the commercial frontage modifier, all ground-floor building frontages must be street-oriented non-residential uses.