



HOW DOES THE PROPOSED NEW ZONING BYLAW SUPPORT MORE HOUSING?

Canada is facing a housing crisis. Housing availability is tied to a number of factors, many of which are beyond the City's control.

However, zoning is one of the factors the City *does* have control over that can help influence housing supply and housing choice. Over the past five years, [Edmonton's population has grown by 10.7%](#) and is projected to reach 1.25 million by 2030. As we continue to grow to a city of two million people, a diversity of housing options can help ensure every Edmontonian has a place to call home.

Through the new Zoning Bylaw, the City is proposing to:

- + Combine different housing types, such as single detached housing, row housing and supportive housing into a single Residential Use.
- + Reduce the number of residential zones by combining similar zones together. For example, the proposed (RS) Small Scale Residential Zone is intended to replace five similar residential zones, in whole or in part.
- + Regulate buildings' physical size and location while allowing for flexibility in how dwellings may be arranged within a building or on a site to enable diverse housing forms, such as cluster housing.
- + Allow buildings up to three storeys in height in small scale residential zones.
- + Retire the Mature Neighbourhood Overlay (MNO) to reduce barriers to infill development and equalize development opportunities in redeveloping areas.

These changes will support:

- + Diverse and innovative housing options for all Edmontonians across all neighbourhoods, including multi-unit, cluster and backyard housing forms.
- + More housing choices everywhere and for everyone.
- + More predictable development outcomes for applicants and the public, by reducing rezonings for small scale residential development.

To support the change, the City will:

- + Require transitions between buildings to mitigate impacts between different scales of development and neighbouring zones such as setbacks, stepbacks and facade design.
- + Introduce maximum building length regulations to lessen the potential impact of long buildings.
- + Introduce a minimum soft landscaping requirement and continue to require trees and shrubs to be planted for all new development.

This document was created in preparation for the statutory Land Use Public Hearing on October 16, 2023, where Edmonton's City Council will consider Administration's proposed new Zoning Bylaw (Charter Bylaw 20001) and city-wide rezoning (Charter Bylaw 21001). To learn more, visit edmonton.ca/ZoningBylawRenewal.