

Infill in Your Neighbourhood

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Edmonton

While the RS Zone provides flexibility in the types of housing allowed, the Zoning Bylaw has regulations to limit the size and location of a building on a property.

Edmonton is growing and changing. Infill plays an important role in helping us to respond to population growth and meet the diverse housing needs of both current and future residents. The [Zoning Bylaw](#) enables more housing types across the city, giving Edmontonians more choices to live in the neighbourhoods they love.

What can be built in my neighbourhood?

The Small Scale Residential (RS) Zone generally applies to neighbourhoods within the Anthony Henday. It allows:

- + Single- and semi-detached housing, backyard housing, row housing and multi-unit housing (e.g. small apartments).
- + A maximum height of 10.5 metres (three storeys).
- + A maximum site coverage of 45 per cent.
- + Up to eight dwelling units mid-block provided the lot is large enough. Each unit requires at least 75m² site area. A lot must be a minimum of 600m² to accommodate eight units.
- + More units are permitted on corner lots depending on the size of the lot.

Learn more about the [Zoning Bylaw](#) and [how it was created](#) with input from Edmontonians.

Check out this [guide](#) for zone overviews, frequently asked questions, key terms and more.

Use the [Zoning Map](#) to explore what zone and regulations apply to your property or business.

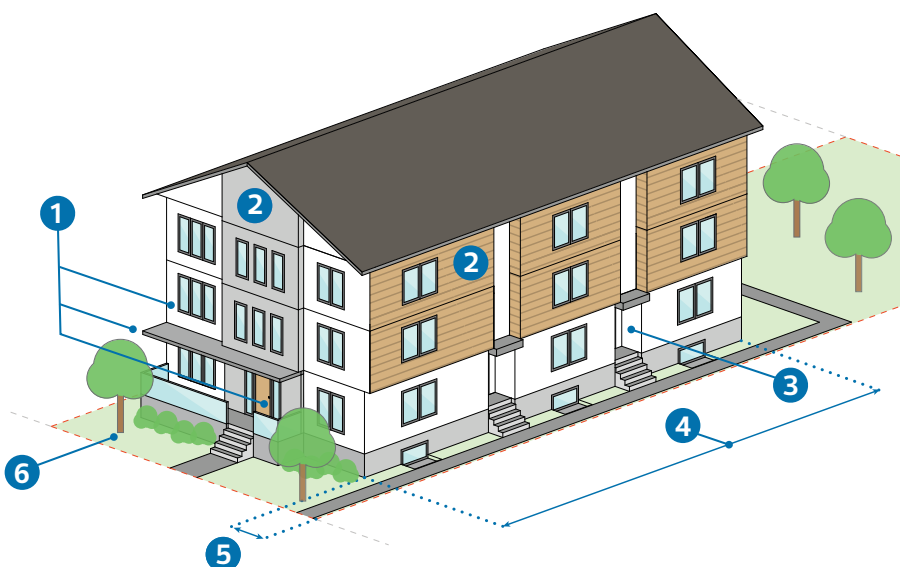
Is parking required?

The City has had [Open Option Parking](#) city-wide since 2020, which means there is no minimum parking required for any property. This allows homeowners, developers and businesses to decide the right amount of on-site parking to provide on their properties based on their particular operations, activities or lifestyle. Current permit and construction data shows the majority of projects continue to deliver some level of parking, with 0.5 stalls per dwelling being provided for row house projects.

What are the rules for mid-block row housing?

Residents are starting to see diverse housing types that may not have been built in their neighbourhoods before, such as mid-block row houses. In an effort to minimize the impacts of this type of housing on neighbouring properties, the City has made some [recent changes](#) to the RS Zone.

REQUIREMENTS FOR MID-BLOCK ROW HOUSING



- 1 Front facade design with minimum **15 per cent window area**, main entrance door facing the street, and a covered entrance feature
- 2 Minimum of two or more design techniques for street-facing facades and side walls **regardless of building wall length**
- 3 Maximum of **two side entrances** along an interior side lot line
- 4 Maximum building length equal to **25 m or 50 per cent of the lot depth**, whichever is less
- 5 Minimum **1.9 m side setback** where an entrance faces an interior side lot line
- 6 **30 per cent of the site** must include soft landscaping, such as grass, and one tree and four shrubs per primary dwelling. An eight-unit row house would need at least four trees and 16 shrubs

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Stay up to date about infill with email notifications

Sign up to receive free timely notifications about development permit approvals and proposed rezoning applications within 60 metres of your property. Notifications include:

- + New home construction, including row housing and backyard housing
- + New commercial, industrial, institutional, mixed use or apartment buildings
- + Home-based businesses

*Note: Email notifications are in addition to the Zoning Bylaw's notification requirements.

What is the City doing to ensure construction is safe and responsible?

The City ensures that new development is constructed in accordance with City bylaws, applicable safety standards and the issued permits. The City:

- + Proactively conducts inspections throughout the development process to ensure new development complies with City bylaws and building safety codes.
- + Requires Public Tree Permits to protect trees adjacent to construction sites.
- + Requires On-Street Construction and Maintenance (OSCAM) permits for most work on City road right-of-ways, including roads, sidewalks and boulevards.
- + Conducts inspections in response to complaints about construction sites and development compliance.

What responsibilities do builders have?

The builder's role is to manage the overall construction process and ensure that all construction activities comply with City bylaws, building codes and safety standards.

- + Builders must obtain all required permits prior to construction.
- + Builders are required to prepare a Project Implementation Plan to protect public health, safety, neighbouring properties and infrastructure.

How do I stay informed?

- + Sign up to get email notifications about development within 60 metres of your property.
- + Contact details are posted on the development site sign.
- + Visit edmonton.ca/Infill for information about redevelopment roles and responsibilities, the permitting process and more.
- + Letters are sent to abutting property owners for demolitions. Mailed notices are also required for discretionary development, which is development that does not comply with the bylaw and requires a variance.

APPROVED DEVELOPMENT PERMIT

12345-678 STREET NW



DESCRIPTION
Single family detached home

THE BUILDER WELCOMES YOUR QUESTIONS:

Contractor Name: (780) XXX-XXXX name@company.ca	Applicant Name: (780) XXX-XXXX name@company.ca
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**FOR MORE PERMIT DETAILS,
OR TO FILE A COMPLAINT:**
City File # 123456789-001 Call 311

**TO REPORT
UNSAFE WORK:**
Alberta OHS:
780-415-8690

APPROVED BY
The City of Edmonton
edmonton.ca/MyNeighbourhood



How can I report a problem?

Construction taking place near where you live can be unsettling. Most impacts are temporary and considered typical of construction activity. If you are concerned about construction activities, you can:

- + Contact the builder first as they may be able to resolve the concern quickly. Contact details are posted on the development site sign.
- + Use the 311 app on your mobile device, submit a ticket at edmonton.ca/311 or call 311. These are the best ways to make sure your complaint is tracked and acted on as quickly as possible.
- + Report unsafe working conditions to Alberta Occupational Health and Safety online at alberta.ca/file-complaint-online. If you are concerned about immediate danger, call 780-415-8690.
- + Report theft and trespassing to Edmonton Police Services Non-Emergency Line at 780-423-4567 or #377 on a mobile device.