



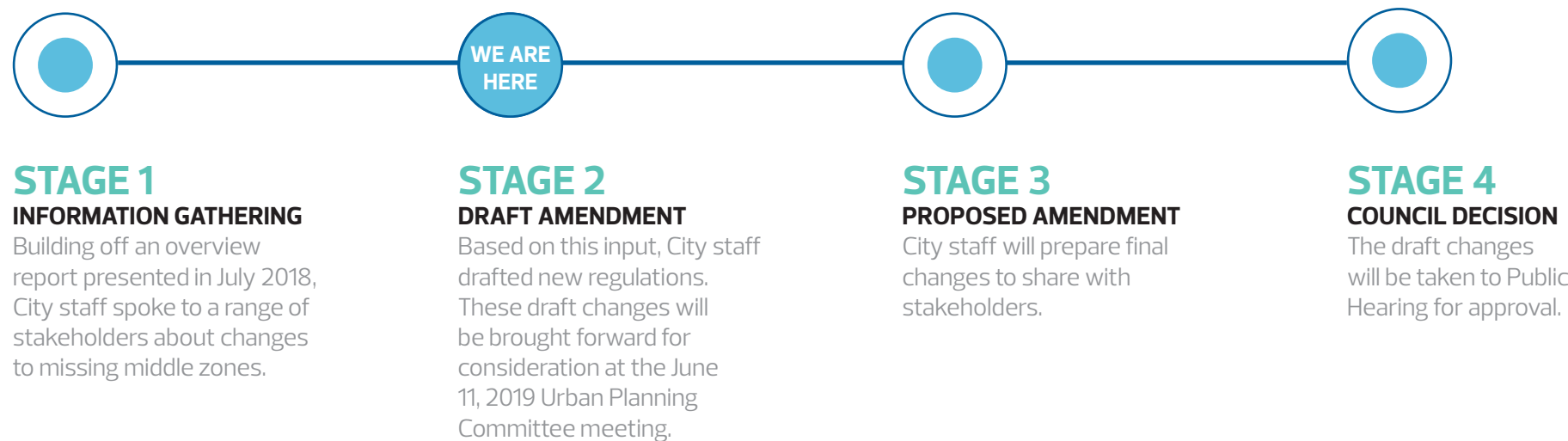
MISSING MIDDLE ZONING REVIEW

PROJECT DESCRIPTION

The City is conducting a review of Edmonton's middle density residential zones and associated overlays to identify what regulation changes are needed to reduce barriers that prevent the development of 'missing middle' housing, like row housing and walk-up apartments

We're looking for your thoughts on proposed changes to the RF3, RF5, UCRH, RF6, RA7, RA8 Zones and the Medium Scale Residential Infill and Medium Density Residential Overlays.

PROJECT TIMELINE



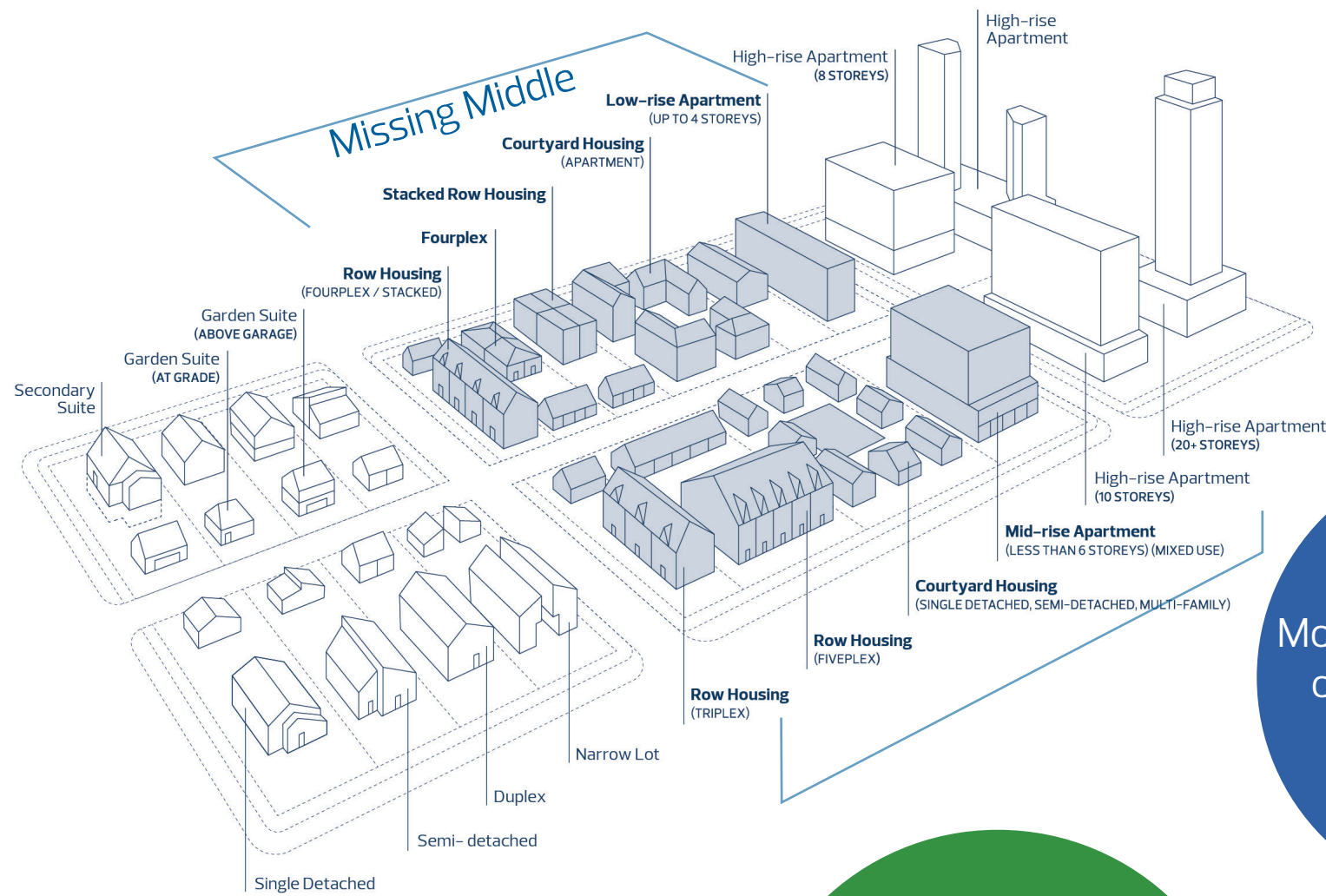
FOR MORE INFORMATION



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www.edmonton.ca/mediumscalezoning

WHY MISSING MIDDLE HOUSING?



Affordability
More modest, affordable home choices in all our communities

Stability
Build economic and housing security for middle and low income individuals and families with workforce housing near jobs

Flexibility
Freedom for homeowners to age in their community, care for family, and earn income from a small rental.

Opportunity
More options for people of all incomes to live near jobs, schools, transit, and parks

Sustainability
Small, efficient homes in existing neighbourhoods reduce sprawl, cut traffic and commutes, tame infrastructure needs and address climate change

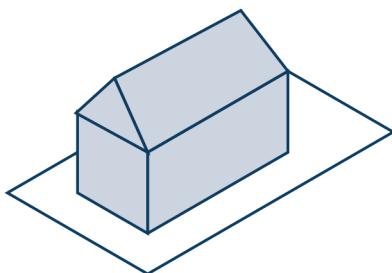


This work flows from the 2016 and 2018 Infill Roadmap Actions, which were developed through input from over 8000 people, and endorsed by City Council.

(RF3) SMALL SCALE INFILL DEVELOPMENT ZONE

The RF3 Zone is to provide for Single Detached Housing and Semi-detached Housing while allowing small-scale conversion and infill redevelopment to buildings containing up to four principal Dwellings under certain conditions, including Secondary Suites and Garden Suites.

	BEFORE	AFTER
Type of housing	<p>Secondary suites, garden suites, single detached, semi-detached, duplex, row, stacked row, and apartment housing</p> <p>Only one secondary or garden suite is allowed with a single detached house</p> <p>Row, stacked row, and apartment housing are only allowed in certain locations</p>	<p>Secondary suites, garden suites, single detached, semi-detached, duplex, row, stacked row, and apartment housing</p> <p>One secondary suite AND one garden suite will be allowed with a single detached house</p> <p>Multi-unit housing will be allowed mid-block, but the maximum building length will be 28.1 metres</p>
Minimum Site Area	<p>150 m² per dwelling for duplex housing</p> <p>221 m² per dwelling for semi-detached housing</p> <p>150 – 186 m² per dwelling for row housing</p> <p>750 m² for apartment and stacked row housing</p>	<p>150m²</p> <p>per dwelling for everything but single detached housing</p>
Maximum number of dwellings	<p>4</p>	<p>The number of units in multi-unit housing will be limited by minimum site area and maximum building size</p>
Maximum site coverage	<p>40–45%</p> <p>Depending on type of housing</p>	<p>42%</p> <p>for low density housing</p> <p>45%</p> <p>for multi-unit housing</p>



What's Staying the Same?

The Mature Neighbourhood Overlay will still apply to the RF3 zone

Maximum height: 8.9 metres

Minimum site area for single detached housing

Dwelling units will still have to have a ground-oriented appearance with front doors

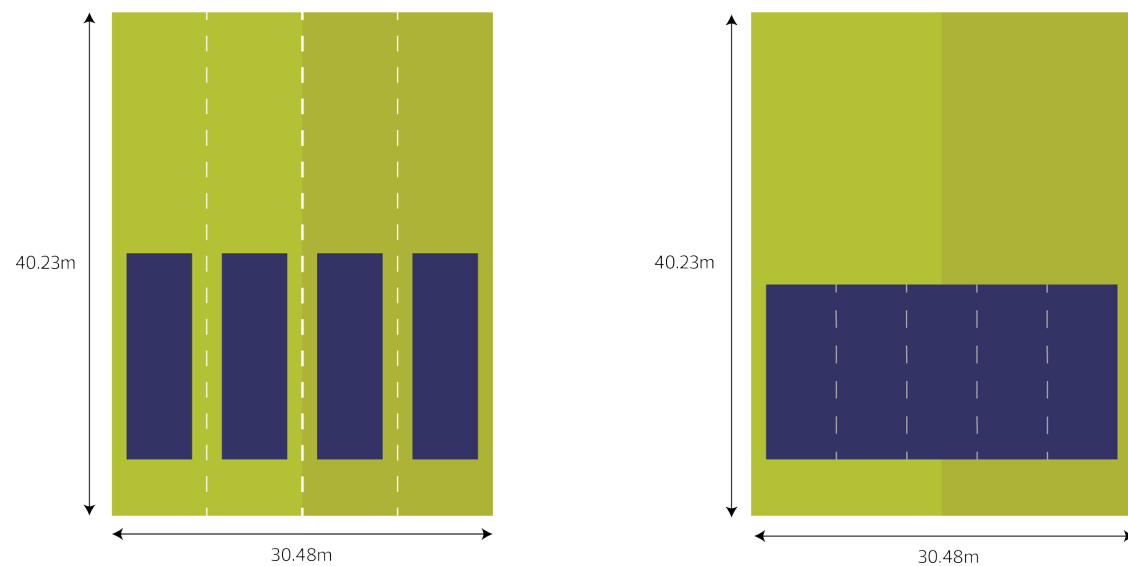
MID-BLOCK MULTI-UNIT HOUSING

Right now, Two fifty foot wide lots could be subdivided to have four narrow houses, and each would be allowed to have a secondary suite.

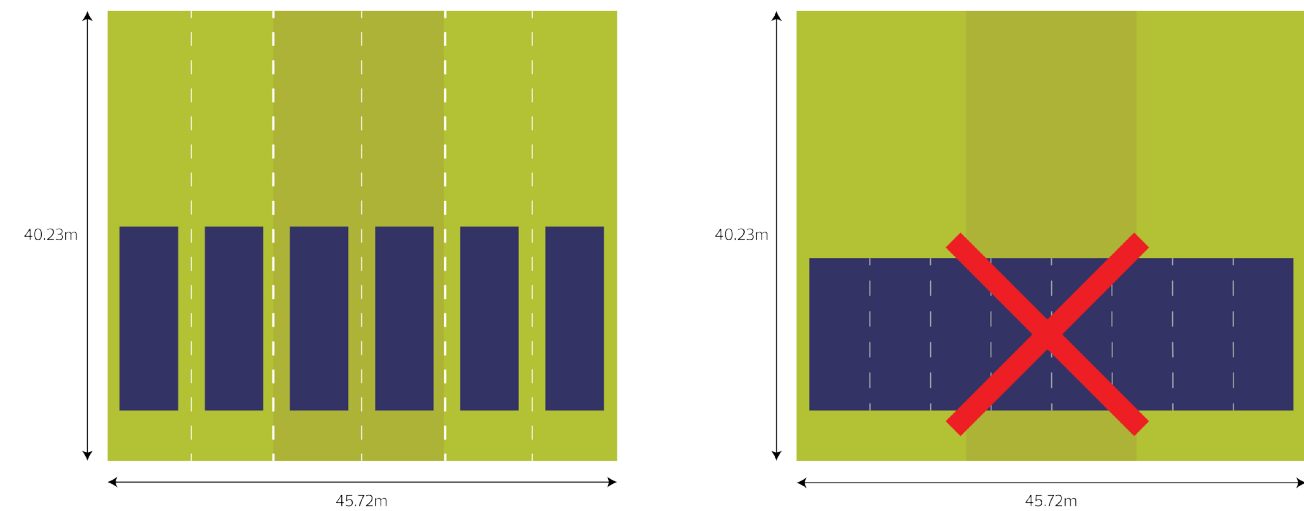
The proposed changes would also allow these lots to have multi-unit housing. Based on standard widths, five units of row housing could likely be developed, and would be allowed to have secondary suites. The proposed minimum site area per dwelling would allow eight units of multi-unit housing in another configuration.

While three subdivided 50 foot lots could have six narrow houses, a multi-unit housing building of this size will not be allowed under the proposed regulations because of the maximum building length. Any multi-unit housing developed on a site this size would have to be broken up into multiple buildings.

4 x 25 foot wide lots

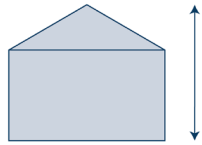
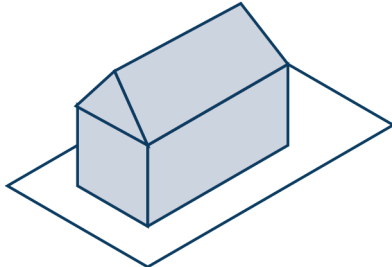


6 x 25 foot wide lots



(RF5) ROW HOUSING ZONE

The RF5 Zone provides for relatively low to medium density housing, generally referred to as Row Housing.

	BEFORE	AFTER
Type of housing	Single detached, semi-detached, duplex, row, and stacked row housing	+ courtyard housing, fourplex, and small-scale apartments (these would be the same height and length as row housing)
Maximum height 	8.9 metres	10 metres
Maximum number of dwellings	54 per hectare No minimum requirement	80 per hectare Minimum requirement: 35 per hectare
Maximum site coverage 	40% for sites with common property 40-55% on other sites, depending on housing type	50%
Side Setback	A side setback of 7.5 metres is required where a site is next to a low density zone; this can be reduced to 3 metres where there is a landscaped buffer	A standard side setback of 1.2 metres

What's Staying the Same?
The Mature Neighbourhood Overlay will still apply to the RF5 zone, except for the maximum height

Housing units on the ground floor would be required to have front doors facing the street.

(RF6) MEDIUM DENSITY MULTIPLE FAMILY ZONE

The purpose of this Zone is to provide for medium density housing, specifically stacked row housing, where all units have direct access to the street, even when on upper storeys.

The RF6 Medium Density Multiple Family Zone will be retired and properties will be rezoned to RA7 Low Rise Apartment Zone.

Maximum height will stay the same but the change will add more flexibility in how units are arranged.

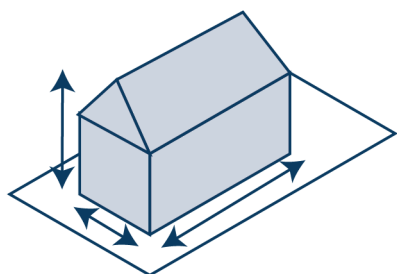


(RA7) LOW RISE APARTMENT ZONE

The RA7 Zone provides for low rise apartments.

	BEFORE	AFTER
Additional Uses	A small number of commercial uses are allowed	More opportunity for mixed use
Density		
Maximum	125 Dwelling units per hectare	The number of units will be limited by maximum building size instead of maximum density
Minimum	No minimum density	60 Dwelling units per hectare

Maximum building size	BEFORE	AFTER
	Limited to a floor area ratio of 1.4. This means a 4 storey building can cover 35% of a site	Limited to a floor area ratio of 2.3. This means a 4 storey building could cover about 58% of a site



What's Staying the Same?

- Maximum building height.
- Housing units on the ground floor would be required to have front doors facing the street.
- Buildings will have to face the street.

(RA8) MEDIUM RISE APARTMENT ZONE

The RA8 Zone provides for medium rise apartments.

	BEFORE	AFTER
Additional Uses	A small number of commercial uses are allowed	More opportunity for mixed use
Density	125 Dwelling units per hectare	The number of units will be limited by maximum building size instead of maximum density
Minimum	No minimum density	90 Dwelling units per hectare
Maximum building size	Limited to a floor area ratio of 2.5. This means a 6 storey building can cover 42% of a site	Limited to a floor area ratio of 3.0. This means a 6 storey building could cover 50% of a site
Appearance	No requirements for housing units on the ground floor would be required to have front doors facing the street. No requirements for buildings to face the street	Housing units on the ground floor would be required to have front doors facing the street. Buildings will have to face the street

What's Staying the Same?
Maximum building height.

Additional Uses

A small number of commercial uses are allowed

More opportunity for mixed use

Density

Maximum

125

Dwelling units per hectare

The number of units will be limited by maximum building size instead of maximum density

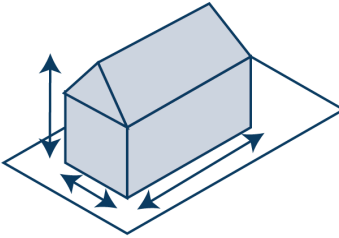
Minimum

No minimum density

90

Dwelling units per hectare

Maximum building size



Limited to a floor area ratio of 2.5. This means a 6 storey building can cover 42% of a site

Limited to a floor area ratio of 3.0. This means a 6 storey building could cover 50% of a site

Appearance

No requirements for housing units on the ground floor would be required to have front doors facing the street.

No requirements for buildings to face the street

Housing units on the ground floor would be required to have front doors facing the street.

Buildings will have to face the street

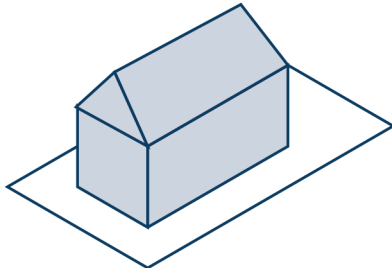
(UCRH) URBAN CHARACTER ROW HOUSING ZONE

The UCRH Zone provides for medium density Row Housing in a manner that is characteristic of urban settings and can include more intensive development in the form of, but not limited to, smaller yards, greater Height, orientation to a public street, and greater attention to architectural detail. This Zone is intended as a transition zone between low and higher density housing.

	BEFORE	AFTER
Type of housing	Semi-detached, row, and stacked row housing	+ courtyard housing, fourplex, and small-scale apartments (these would be the same height and length as row housing)
Minimum site area	220 m ² per dwelling for semi-detached housing 150 – 186 m ² per dwelling for row housing 750 m ² for stacked row housing	150m² per dwelling
Density	No minimum density	35 Dwellings per hectare
Maximum site coverage	40–55% on other sites, depending on housing type	50%

What's Staying the Same?

- Maximum building height of 12 metres.
- Minimum setbacks.
- Housing units on the ground floor would be required to have front doors facing the street.



HOW YOUR INPUT WILL BE USED: ADVISE

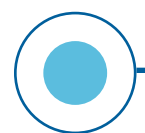
Feedback from this event will be collected and included in the Missing Middle report to City Council's Urban Planning Committee to:

Tell the Committee how residents are reacting to the proposed zoning changes

Assist Committee with their decision-making process

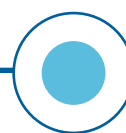
Inform future direction and next steps to City Administration

PUBLIC ENGAGEMENT TIMELINE: HOW WE GOT HERE



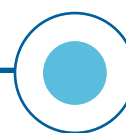
January to March 2018

Evolving Infill workshops and conversation fairs held



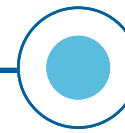
March 2018

Discussions with members of Community Leagues, Edmonton Federation of Community Leagues Planning Committee, the Canadian Homebuilders' Association - Edmonton Region, Urban Development Institute - Edmonton Region, and Infill Development in Edmonton Association



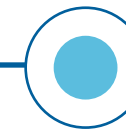
July 3, 2018

High level direction presented to and endorsed by Urban Planning Committee



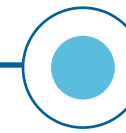
February 2019

Draft zoning bylaw amendments circulated publicly to a variety of stakeholders and all Community Leagues



March to April 2019

Meetings with Community Leagues, Edmonton Federation of Community Leagues Planning Committee, the Canadian Homebuilders' Association - Edmonton Region, Urban Development Institute - Edmonton Region, and Infill Development in Edmonton Association



June 11, 2019

Proposed changes will be presented to Urban Planning Committee