

Outline of Proposed Zones

This attachment provides a high-level overview of the standard zones currently proposed, including: (1) purpose of each zone, (2) types of developments that each zone can enable and (3) key highlights of each zone. Additional zoning tools used to regulate development in different ways will also be covered.

The preliminary draft of the new Zoning Bylaw proposes reducing the number of standard zones from 46 (currently in Zoning Bylaw 12800) to approximately 20. As Administration continues to review, refine and test the proposed zones, further research, analysis and feedback may result in changes to these zones or the addition of zones to address any identified gaps in how development is regulated in Edmonton.

OVERVIEW OF PROPOSED STANDARD ZONES	
Residential Zones	
<ul style="list-style-type: none"> • Small Scale Residential 1 (RS1) • Small Scale Residential 2 (RS2) • Small Scale Residential 3 (RS3) 	<ul style="list-style-type: none"> • Medium Scale Residential (RM)
Mixed Use Zones	
<ul style="list-style-type: none"> • Neighbourhood Mixed Use (NMU) 	<ul style="list-style-type: none"> • General Mixed Use (GMU)
Commercial Zones	
<ul style="list-style-type: none"> • Neighbourhood Commercial (NC) 	<ul style="list-style-type: none"> • General Commercial (GC)
Industrial Zones	
<ul style="list-style-type: none"> • Business Employment (BE) 	<ul style="list-style-type: none"> • Medium Industrial (IM) • Heavy Industrial (IH)
Open Space and Civic Services Zones	
<ul style="list-style-type: none"> • Natural Areas (NA) • River Valley (A) • Urban Parks and Services 1 (UPS1) • Urban Parks and Services 2 (UPS2) 	<ul style="list-style-type: none"> • Public Utility (PU) • Urban Institutional (UI) • Alternative Jurisdiction (AJ) • <i>Under Consideration: Urban Services</i>
Agricultural and Rural Zones	
<ul style="list-style-type: none"> • Agricultural (AG) 	<ul style="list-style-type: none"> • Rural (R) • <i>Under Consideration: Reserve zone</i>

OTHER ZONES AND TOOLS	
Specialized Zones	
<ul style="list-style-type: none"> • Special Area Zones • River Valley Special Area Zones 	<ul style="list-style-type: none"> • Direct Control Zones
Other Zoning Tools	
<ul style="list-style-type: none"> • Overlays 	<ul style="list-style-type: none"> • Context Modifiers

RESIDENTIAL ZONES

SMALL SCALE RESIDENTIAL 1 (RS1)
<p>What is this zone’s purpose? To allow a range of small-scale housing in newly developed and developing areas.</p>
<p>What types of development can this zone enable? Single detached housing, semi-detached housing, duplexes, garden suites, secondary suites, lodging houses, supportive housing, home-based businesses, and community services. A variety of building configurations will be allowed, including zero lot line housing, shallow lots, cluster housing and reverse housing.</p>
<div style="display: flex; justify-content: space-around;">   </div>
<p>Key Highlights</p> <ul style="list-style-type: none"> • Retains a maximum building height of 10 m. • Aligns with servicing standards in developing areas. • Allows for a variety of housing types, building configurations and residential activities. • Allows for a range of community services (such as community centres, schools, libraries, child care services and religious assemblies) to support 15-minute districts and adaptive reuse of buildings.

- Reduces redundancy by combining multiple similar existing zones into one.

What is its proposed equivalency in Zoning Bylaw 12800?

RLD, RSL, RPL, RF4 (developing areas), RMD (some)

SMALL SCALE RESIDENTIAL 2 (RS2)

What is this zone's purpose?

To allow for a variety of small-scale housing in neighbourhoods where redevelopment opportunities are occurring or expected to occur. Some limited commercial and community services uses are allowed in the zone to provide local services to residents.

What types of development can this zone enable?

Single detached housing, semi-detached housing, garden suites, secondary suites, row housing, small apartments, supportive housing, lodging houses, community services, child care facilities and small businesses in specified locations.



Key Highlights

- Combines multiple existing small-scale residential zones into a single zone to equalize development potential within The City Plan's Redeveloping Area (neighbourhoods within the area generally bounded by Anthony Henday Drive).
- Allows a maximum building height of 10 m to support a range of housing forms and greater consistency across small-scale residential zones. This is an increase from 8.9 m for many properties currently in the Mature Neighbourhood Overlay.
- Allows a greater range of housing types (e.g. single detached housing, row housing, small apartments, etc.) so more people can access housing that meets their needs.
- Enables new businesses in key locations to provide services closer to where people live without a rezoning.

What is its proposed equivalency in Zoning Bylaw 12800?

RF1, RF2, RF3, RF4 (redeveloping area)

SMALL SCALE RESIDENTIAL 3 (RS3)

What is this zone's purpose?

To allow for row housing in developing areas in order to implement neighbourhood plans and account for servicing requirements.

What types of development can this zone enable?

Row housing along a street or within a multi-building housing complex, secondary suites, garden suites, supportive housing and community services.



Key Highlights

- Intended mainly to enable row housing developments, but also to allow for other housing types such as garden suites and supportive housing.
- Allows a maximum height of 12 m to allow for different housing arrangements such as row housing with tuck-under garages.
- Helps implement housing diversity goals and residential density targets in plans for newer neighbourhoods.

What is its proposed equivalency in Zoning Bylaw 12800?

RMD (some), RF5, UCRH, CS1 (some), CS2 (some), CS3 (some)

MEDIUM SCALE RESIDENTIAL (RM)

What is this zone's purpose?

To allow for medium scale, multi-unit housing. Community services uses are allowed in standalone buildings or as part of a residential building. Limited commercial uses are allowed on the ground floor of residential buildings.

What types of development can this zone enable?

Multi-unit housing, row housing, supportive housing, lodging houses, child care services, religious assemblies and community halls. Limited commercial opportunities are allowed on the ground floor of residential buildings.



Key Highlights

- Streamlines regulations for medium-scale housing development by combining multiple similar zones into one.
- Enables building heights in the range of 4-8 storeys (maximum height currently under consideration)
- Provides design and setback requirements that establish transitions to neighbouring smaller-scale development.
- Allows a range of community services (such as community centres, schools, libraries, child care services and religious assemblies) to support 15-minute districts and adaptive reuse of buildings.
- Allows commercial uses at the ground floor of residential buildings to encourage mixed-use development and to provide local services to the neighbourhood.

What is its proposed equivalency in Zoning Bylaw 12800?

RF6, RA7, RA8

MIXED USE ZONES

NEIGHBOURHOOD MIXED USE (NMU)

What is this zone's purpose?

To allow for small-scale mixed-use buildings, up to four storeys in height, within neighbourhood commercial centres and to improve the pedestrian-oriented nature of these areas.

What types of development can this zone enable?

Four-storey mixed-use main street developments, with ground-level commercial and residential development above.



Key Highlights

- Maximum building height of 16 m to allow for ground floor commercial development with residential above.
- Prohibits new vehicular-oriented uses in order to maintain street-oriented development and a pedestrian-friendly environment.
- In comparison to the proposed Neighbourhood Commercial Zone (see below), the NMU Zone requires development to be street-oriented to create and reinforce existing main street development in local nodes as directed by The City Plan and District Planning.

What is its proposed equivalency in Zoning Bylaw 12800?

CNC, CB1 within the Main Streets Overlay but outside of the primary and secondary corridors

Some local nodes zoned CNC and CB1

GENERAL MIXED USE (GMU)

What is this zone's purpose?

To allow for mixed-use development of varying scales that enables the growth and development anticipated in the nodes and corridors directed by The City Plan. This zone allows for a range of uses and supports housing, recreation, commerce and employment opportunities. The site and building design in this zone promotes transit-oriented development that addresses the street to create vibrant, walkable destinations at a scale comfortable for pedestrians.

What types of development can this zone enable?

A range of low, medium and high-rise buildings in nodes and corridors.



Key Highlights

- A new mixed-use zone that aims to enable both vertical and horizontal mixed uses. This means development can include entirely non-residential or residential uses, or a mix of the two.
- Uses a new ‘context modifier’ tool to regulate maximum height, floor area ratio and commercial at ground level requirements.
- Height and floor area ratio modifiers will be used to apply context-specific regulation and to implement scales of development and growth envisioned by The City Plan and District Planning in the nodes and corridors.
- Some areas may require commercial uses at ground level to reinforce or introduce main street interactivity.

What is its proposed equivalency in Zoning Bylaw 12800?

CNC, CB1 (in areas where the current Main Streets Overlay currently applies and within areas designated as primary or secondary corridors in The City Plan)

CB2, CSC, CHY (in areas where the current Main Streets Overlay applies)

CB3, CO, RA9

COMMERCIAL ZONES

NEIGHBOURHOOD COMMERCIAL (NC)

What is this zone’s purpose?

The purpose of this zone is to create small-scale activity centres that become community focal points for businesses, services, social gatherings and limited residential uses that are integrated within the neighbourhood. These activity centres can accommodate both vehicle-oriented and pedestrian-focused development.

What types of development can this zone enable?

Small-scale buildings (either vehicular oriented in nature or main street developments) with opportunity for residential above ground-floor commercial.



Key Highlights

- Accommodates small-scale vehicle-oriented development, sometimes characterized by parking in front of the building and vehicle support services such as gas stations, vehicle maintenance shops and car washes.
- Enables main street-style development but does not require it. This facilitates the potential transition of these sites to more pedestrian-oriented development without the need for rezoning.
- Maximum height limit of 12 m, which is an increase compared to the current CNC zone, but aligns with the maximum building height in the current CB1 zone.
- Floor area for non-residential development is restricted based on use and the location within neighbourhoods. This is intended to limit the scale of non-residential uses within the interior of neighbourhoods on smaller roads, and to allow for increased floor areas along the periphery of neighbourhoods on collector and arterial roads and on corner sites.

What is its proposed equivalency in Zoning Bylaw 12800?

CNC, CB1 (generally outside of the Main Streets Overlay)

GENERAL COMMERCIAL (GC)

What is this zone's purpose?

To accommodate a variety of commercial businesses that meet the everyday needs of residents. Development within this zone ranges from low-impact commercial activities with limited opportunities for residential uses, to larger shopping centres and malls.

What types of development can this zone enable?

Commercial buildings of varying scales.



Key Highlights

- While building heights are limited to 16 m, this zone will allow for additional height for hotels, which is currently discretionary in the CB2 and CHY zones. This change, along with additional regulations to control the massing of taller buildings, will allow for more predictable and consistent decision-making for hotels in this zone.
- New regulations for larger sites to support better site planning, design and safer environments for pedestrians.
- Intended for use in areas outside of nodes and corridors that are more vehicle-oriented in nature.

What is its proposed equivalency in Zoning Bylaw 12800?

CB2, CSC, CHY (generally outside of the Main Streets Overlay and Nodes and Corridors Network)

INDUSTRIAL ZONES

BUSINESS EMPLOYMENT (BE)

What is this zone's purpose?

To accommodate light industrial and other non-residential developments with a higher standard of design that carry out operations in a manner where no nuisance is created or is apparent outside an enclosed building. This zone is intended to be compatible with any adjacent non-industrial zones, while also serving as a transition zone to buffer adjacent higher intensity industrial zones. This zone is generally located on the periphery of industrial areas, adjacent to arterial or major roadways or along corridors supported by mass transit.

What types of development can this zone enable?

Primarily light or business industrial buildings with a variety of limited commercial uses.



Key Highlights

- Increased building height to 18 m compared to the current IB zone, which has a maximum height of 12 m. The maximum building height aligns with the upper height limit in the IL zone and allows for greater flexibility and adaptability for light industrial activities.
- Increased opportunity for commercial uses, such as retail and other services, which are currently prohibited or discretionary in the current IB and IL zones. Allowing for more permitted commercial uses will support streamlined decision-making and help maintain the supply of Edmonton’s industrial land.
- Provides clearer regulations for building design requirements when facing non-industrial development or collector and arterial roads to ensure a higher standard of design for development along roads with greater visibility.
- Integrates performance standards from other bylaw sections for ease of reference and includes regulations to support safer urban environments.

What is its proposed equivalency in Zoning Bylaw 12800?

IB, IL

MEDIUM INDUSTRIAL (IM)

What is this zone’s purpose?

To allow for light to medium industrial developments that may carry out a portion of their operation outdoors or require outdoor storage areas. This zone is generally located on the interior of industrial areas, adjacent to collector and local industrial public roadways, and

is separated from any adjacent non-industrial zone.

What types of development can this zone enable?

Industrial buildings that may include outdoor storage and operations.



Key Highlights

- The scope, intent and general content of the zone remains similar to the current IM zone.
- Improves user experience and transparency by consolidating performance standards from other sections of the current Zoning Bylaw.
- Uses, terms and language will be updated to align with the new Zoning Bylaw.

What is its proposed equivalency in Zoning Bylaw 12800?

IM

HEAVY INDUSTRIAL (IH)

What is this zone's purpose?

To allow for heavy industrial developments that may have the potential for creating nuisance conditions during the normal course of operations. This zone is generally located on the interior of industrial areas or other locations where it does not represent a major risk for the health and safety of the general public, the enjoyment of abutting developments and the degradation of the natural environment.

What types of development can this zone enable?

Large, heavy industrial buildings.



Key Highlights

- Includes clear language on height exemptions and setback requirements
- Increases reader awareness of assessment requirements by cross-referencing other bylaw sections.
- Improves transparency and user experience by consolidating performance standards from other sections of the current Zoning Bylaw.
- Allows for Major Utilities, Minor Utilities and Natural Resources Developments as permitted uses.

What is its proposed equivalency in Zoning Bylaw 12800?

IH

OPEN SPACE & CIVIC SERVICES ZONES

NATURAL AREAS (NA)

What is this zone's purpose?

To conserve, preserve and restore identified natural areas, features and ecological processes.

What types of development can this zone enable?

Low impact developments, as determined in a Natural Area Management Plan (a plan that sets out objectives and strategies for managing and restoring the natural areas).



Key Highlights

- Prevents potential harmful impacts to natural areas by removing the Special Events use from the zone.
- Improves the user experience by consolidating the Natural Area Management Plan regulations from the current Zoning Bylaw.

What is its proposed equivalency in Zoning Bylaw 12800?

NA

RIVER VALLEY (A)

What is this zone's purpose?

To preserve and conserve natural areas and parkland along the river, creeks, ravines and other areas designated for environmental protection, while allowing for passive and active park uses in designated areas.

What types of development can this zone enable?

Passive and active park uses



Key Highlights

- Discretionary uses will continue to be used in this zone to support the primary intent of the zone, which is to protect the river valley and ravine system, and ensure that development complies with statutory plans.
- The scope, intent and general content of the zone remains the same. Uses, terms and language will be updated to align with the new Zoning Bylaw.
- Residential development is restricted to ensure that existing single detached housing already located in this zone may be allowed to continue, but prohibits any new residential development, which does not meet the purpose of the zone.
- To allow for flexibility for unique structures, such as recreation centres, building heights are increased to 14 m, compared to 10 m in the current A zone.

What is its proposed equivalency in Zoning Bylaw 12800?

A

URBAN PARKS AND SERVICES 1 (UPS1)

What is this zone's purpose?

To regulate development on parkland with limited programming that is intended to serve neighbourhood-level needs and users. This zone is intended to accommodate community league buildings, active or passive recreation opportunities, playgrounds, community parks, pocket parks and greenways.

What types of development can this zone enable?

Parks and community league buildings



Key Highlights

- This zone will have fewer uses compared to the UPS2 zone, with community league buildings serving as the most intense form of development.
- An increased building height maximum of 14 m from 10 m in the current AP zone will provide greater flexibility for community league buildings with multi-purpose rooms and gymnasiums. The increased height will be balanced by removing the ability to vary height in the current AP zone to provide more consistent and predictable decision-making.
- Landscaping regulations will align with the City's design and construction standards.

What is its proposed equivalency in Zoning Bylaw 12800?

AP

URBAN PARKS AND SERVICES 2 (UPS2)

What is this zone's purpose?

The purpose of this zone is to regulate development on parkland that is intended to serve educational, recreational and community needs at the city-wide, district and neighbourhood levels.

What types of development can this zone enable?

Schools, recreation centres, park structures and accessory buildings



Key Highlights

- Building height is being increased to 16 m compared to a maximum 10 m height in the current US and AP zones, to provide more flexibility and reduce variances for taller school buildings and structures such as gymnasiums for schools and recreation centres.
- Landscaping regulations will align with the City's design and construction standards.

What is its proposed equivalency in Zoning Bylaw 12800?

US, AP (includes some School Sites, Joint Use Sites and District Parks)

PUBLIC UTILITY (PU)

What is this zone's purpose?

To allow for infrastructure, systems and facilities that provide a public benefit.

What types of development can this zone enable?

Stormwater Management Facilities, Protective and Emergency Services, Waste Management Facilities, Power Generation Plants, Water Treatment Plants, Pump Stations, Utility Rights of Way, Utility Maintenance Facilities



Key Highlights

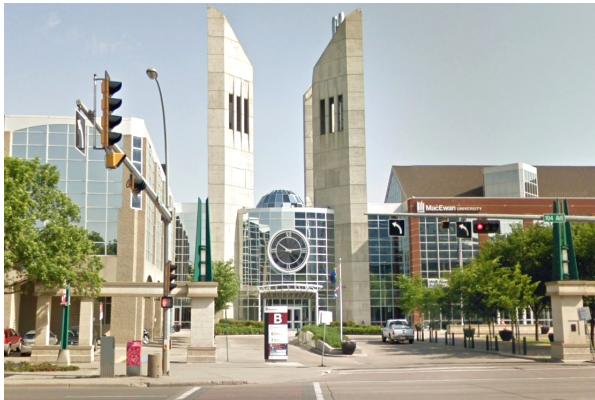
- The purpose of this zone will remain similar to the current Public Utility zone.
- Land Treatment is removed from the list of uses and is now categorized as a major

industrial use. <ul style="list-style-type: none">• Cemeteries are added to the list of uses.
What is its proposed equivalency in Zoning Bylaw 12800? PU

URBAN INSTITUTION (UI)

What is this zone's purpose?
To allow for large-scale educational or institutional facilities.

What types of development can this zone enable?
Universities, colleges



Key Highlights

- The scope, intent and general content of the zone remains the same.
- Uses, terms and language will be updated to align with the new Zoning Bylaw.

What is its proposed equivalency in Zoning Bylaw 12800?
UI

ALTERNATIVE JURISDICTION (AJ)

What is this zone's purpose?
To identify land and sites that will not be regulated by the Zoning Bylaw because it is under the jurisdiction of other levels of government.

What types of development can this zone enable?
Buildings and sites controlled by other levels of government, such as government buildings, prisons and universities. This zone may be able to accommodate urban Indigenous reserves.



Key Highlights

- No changes are proposed.

What is its proposed equivalency in Zoning Bylaw 12800?

AJ

AGRICULTURAL AND RURAL ZONES

AGRICULTURAL (AG)

What is this zone's purpose?

To protect agricultural land and allow activities that support agriculture.

What types of development can this zone enable?

Agricultural operations, farmstead developments and limited residential.



Key Highlights

- Improves transparency and user experience by consolidating the current Zoning Bylaw's subdivision regulations within the Agricultural zone.
- Provides clarity on the limitations for residential developments on agricultural land.

What is its proposed equivalency in Zoning Bylaw 12800?

AG

RURAL (R)

What is this zone’s purpose?

To allow for existing rural residential development while prohibiting future residential subdivisions.

What types of development can this zone enable?

Small-scale residential and other agricultural development



Key Highlights

- The scope, intent and general content of the zone remains similar to the current RR zone.
- Uses, terms and language will be updated.
- The addition of the Public Utility use enables the development of renewable energy facilities to help the City meet its climate resilience goals.

What is its proposed equivalency in Zoning Bylaw 12800?

RR

SPECIALIZED ZONES

SPECIAL AREA ZONES

What is the purpose of these zones?

To regulate development within specific geographic areas of the City to achieve the planning objectives of approved statutory plans for areas with special or unique attributes, which cannot be satisfactorily addressed through conventional zoning.

What types of development can these zones enable?

The Zoning Bylaw currently has 16 Special Areas and 65 Special Area Zones located in a range of different neighbourhoods. They include industrial, commercial, residential and

mixed-use zones.

Key Highlights

- Special Area Zones will be evaluated to determine their equivalence with new zones drafted through the Zoning Bylaw Renewal Initiative.
- Special Area Zones that are no longer considered special or unique may be rezoned to the closest equivalent new zone.
- Special Area Zones that continue to be special and unique will be maintained and updated to align with the terminology of the new Zoning Bylaw. So far, it has been established that, at a minimum, the following Special Areas will be maintained:
 - Edmonton Energy and Technology Park Special Area
 - Downtown Special Area
 - Blatchford Special Area
 - Edmonton South Special Area

RIVER VALLEY SPECIAL AREA ZONES

What is the purpose of these zones?

To designate portions of the North Saskatchewan River Valley as parkland activity nodes that allow for recreation and support restoration.

What types of development can these zones enable?

Edmonton Valley Zoo, Muttart Conservatory, Fort Edmonton Park, Louise McKinney Riverfront Area, Buena Vista Park and River Crossing Area



Key Highlights

- The new Zoning Bylaw proposes to recognize portions of the river valley and ravine system as a Special Area.
- Activity nodes currently identified by the (AN) River Valley Activity Node Zone will be divided into the following River Valley Special Area Zones: (RV1) Fort Edmonton Park Special Area Zone; (RV2) Muttart Conservatory Special Area Zone; (RV3) Louise McKinney Riverfront Special Area Zone; (RV4) Edmonton Valley Zoo Special Area Zone; (RV5) Buena Vista Park Special Area Zone and (RV6) River Crossing Special Area Zone.
- Discretionary uses will continue to be used in these zones to support the primary

- intent of the zones, which is to protect the river valley and ravine system.
- The scope, intent and general content of the zones remains the same. Uses, terms and language will be updated to align with the new Zoning Bylaw.

What is the proposed equivalency in Zoning Bylaw 12800?

AN

DIRECT CONTROL (DC) ZONES

What is the purpose of these zones?

To allow for direct control of the use, development, siting and design of buildings and disturbance of land where any other zone would be inappropriate or inadequate, or where necessary to regulate:

- areas of special environmental concern; or
- historic or cultural areas or sites designated under the Historical Resources Act.

What types of development can these zones enable?

Direct Control zones will be used under the following circumstances:

- where the proposed development on a site cannot generally be accommodated by the development regulations of the closest equivalent standard zone;
- where the proposed development requires specific or comprehensive regulations on a site to ensure land use conflicts with surrounding properties are minimized;
- for a site or area with unique character;
- to establish, preserve or enhance areas of special environmental concern as identified in a statutory plan; or
- to establish, preserve or enhance areas or site(s) of special historical, cultural, paleontological, archaeological, prehistoric, natural, scientific or aesthetic interest, as designated under the Historical Resources Act.

Key Highlights

- Existing Direct Control zones will not be rezoned.
- The distinction between DC1 and DC2 is proposed to be removed, creating a single Direct Control zoning tool for all future Direct Control zones.

What is the proposed equivalency in Zoning Bylaw 12800?

DC1, DC2

OTHER ZONING TOOLS

OVERLAYS

Purpose?

To streamline, update existing and remove outdated overlays in favour of more

comprehensive standard zones.

Key Highlights

- To be added:
 - Edmonton International Airport Protection Overlay
- To be updated:
 - Floodplain Protection Overlay
 - The Quarters Overlay
 - North Saskatchewan River Valley and Ravine System Protection Overlay
- To be partially incorporated into standard zones:
 - Mature Neighbourhood Overlay
 - Main Streets Overlay
- To be deleted:
 - Industrial Plan Overlays
 - Main Streets Overlay
 - Major Commercial Corridors Overlay
 - Mature Neighbourhood Overlay
 - Secondhand Stores and Pawn Stores Overlay
 - Whyte Avenue Commercial Overlay

CONTEXT MODIFIERS

What is the purpose of Context Modifiers?

To increase or decrease development intensity in the General Mixed Use (GMU) Zone (within the Nodes and Corridors Network) with respect to height and floor area ratio to align with current development rights and overarching policy direction (e.g. district plans).

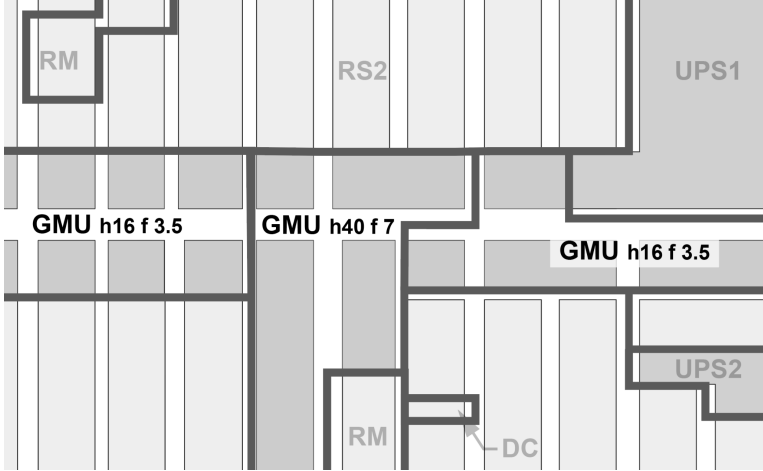
Modifiers will also be used to apply commercial at ground level requirements in specific areas to maintain and reinforce existing commercial on main streets or as guided through policy direction in district plans.

In the Medium Scale Residential Zone (RM), modifiers will adjust height and floor area ratio for medium-scale housing to respond to different neighbourhood contexts.

What types of development can this section enable?

A range of development intensities including low, medium and high-rise buildings in nodes and corridors

How does this tool work?



- As shown in the image above, the Zoning Map will display the maximum height (the number following the 'h' in metres) and maximum floor area ratio (number following the 'f').
- The commercial at ground level modifier is not shown on the diagram. Its representation on the Zoning Map is yet to be determined.

Key Highlights

- This will replace maximum building heights and floor area ratios specified in the RM and GMU zones and will direct readers to the Zoning Map.