

Urban Planning and Economy

Edmonton

**Maximum Floor Area: Revisions  
for Commercial Uses in Select  
Residential Zones**

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Trevor Illingworth, Senior Planner

# Maximum Commercial Floor Area

## **CHARTER BYLAW 20001**

Commercial Uses in the RS, RSF, and RSM Zones:

- The maximum Floor Area is 300 m<sup>2</sup> per individual establishment

Rationale:

- Accommodate home conversions
- Support business viability
- Support compatibility with adjacent properties
- Ensure neighbourhood-scale commercial development
- Align with the (RM) Medium Scale Residential Zone

# Research and Engagement

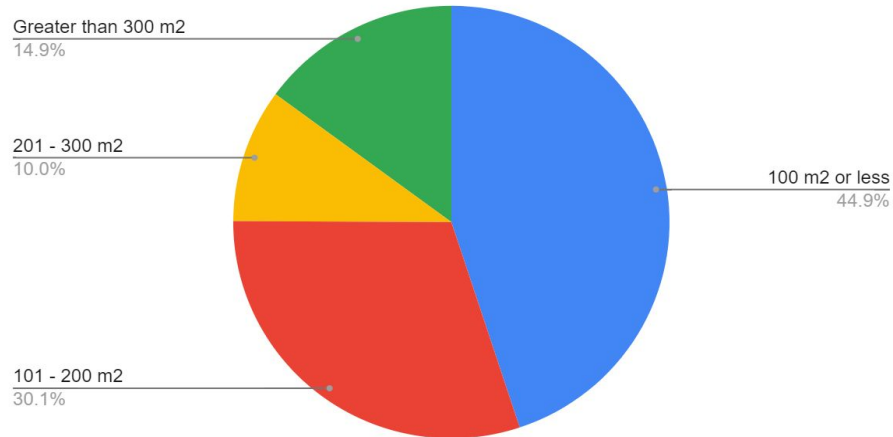
Focus → Relationship between Business Size and Viability

1. Jurisdictional Scan
2. Permit and Licencing Data
3. Property Tax Data
4. Commercial Stakeholder Interviews/Surveys

# Neighbourhood-Scale Business Size Distribution

Percentage of Businesses by Floor Area under the CNC Zone

Data: Permit Clearances 2015 - 2023



**10% of  
Businesses  
are between  
200 - 300 m2**

**45% of  
Businesses are  
100 m2 or less**

**30% of Businesses are between  
100 - 200 m2**

# Single Detached Home Size

## **Average Floor Area of Single Detached Homes from 1900 to Present**

<b>Zoning Bylaw 12800</b>	<b>Average Net Floor Area*</b>
RF1	140 m2
RF2	125 m2
RF3	113 m2
RF4	122 m2

\* Average net floor area does not include basements or garages

## Community Insight

- Discussions with 14 commercial stakeholders
  - 200 m<sup>2</sup> would meet the needs of most small businesses
  - 300 m<sup>2</sup> may be larger than necessary
  - Reducing the max floor area may hinder home conversions to a commercial use
- Community Stakeholders
  - Support reduction to max 100 m<sup>2</sup>
- Industry Stakeholders
  - Support maintaining max 300 m<sup>2</sup>

# Small Business Examples



Max 100 m2



Max 200 m2



Max 300 m2

## Recommendation

- Reduce the maximum commercial floor area to 200 m<sup>2</sup>
  - Meets the needs of most small-scale businesses
  - Will continue to support 15-minute communities
  
- Apply the change across the RS, RSF and RSM Zones
  - Maintain a uniform approach to commercial development in the small-scale and small-medium scale residential zones.



# Questions and Thank You