

One Year In: Building on a Strong Foundation

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June 3, 2025



We're In a Housing Crisis, Not Just a Zoning Debate

- Prior to Zoning Bylaw 20001:
 - RF1 allowed up to six units per lot
 - RF3 allowed row housing
- Edmonton welcomed 65,000 new residents last year
- Zoning Bylaw 20001 is helping to meet, not create, the demand for housing

Population Growth in Edmonton from 2019-2024

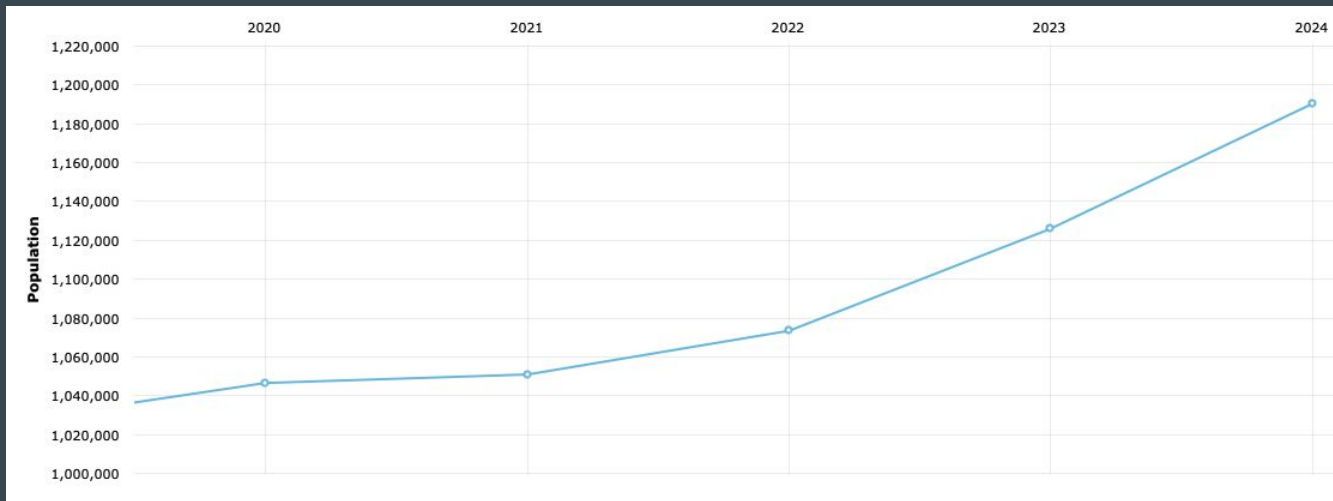
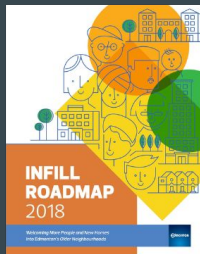


Image Source:
Government of
Alberta

The Bylaw is Doing What It Was Designed to Do

- Zoning Bylaw 20001 is working:
 - A 30% increase in dwelling units approved in 2024 compared to 2023
 - Four times more row housing units approved
 - Significant reduction in number of variances and rezonings
- Despite this, most growth is still occurring in suburban areas

Change Years in the Making



Infill
Roadmap
2018



City Plan
2020



Zoning
Bylaw 20001
2024

- Combining RF1, RF2, and RF3 was a policy objective in 2018
- City Plan, adopted in 2020, set a goal to accommodate 50% of new homes through infill development
- Zoning Bylaw 20001 underwent years of public engagement and collaboration with community members

Design Improvements Through Refinement

- Concerns about some recent infill projects reflect design challenges, not zoning failures
- IDEA is collaborating with industry partners and Administration to improve design literacy and support high-quality development in all neighbourhoods

Thank You!



Delivering Housing in Our Neighbourhoods

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What the Zoning Bylaw Has Changed for Us

- The new Zoning Bylaw allows many projects to proceed without rezoning
 - Saving time, lowering cost, and reducing uncertainty ← Critical for smaller, local companies
 - This change enables builders to focus on good design and communication with neighbouring residents

Demand Is Real – and Local Builders Are Rising to Meet It

- Edmonton is experiencing significant population growth and increased demand for housing in established neighbourhoods
- CMHC's MLI Select program has made it easier to finance projects with 5 or more units
 - Assessed by measures of affordability, sustainability, and accessibility



Suburban Development Still Has the Advantage

- RSF zone vs RS zone

	RSF (Small Scale Flex Residential)	RS (Small Scale Residential)
Maximum Site Coverage	55%	45%
Maximum Height	12.0 m	10.5 m
Max. Dwelling Units	N/A	8 units

- Suburban development remains more flexible and easier to pursue
 - Additional barriers, complexities, and rollbacks in the RS zone would increase this disparity

Most Infill is Built by Local, Values-Driven Teams

- Most infill projects in Edmonton are led by locally based builders who are familiar with the city and its communities
- IDEA members prioritize thoughtful designs and being good neighbours
- Stable and predictable zoning supports continued investment in infill and providing homes people need

Thank You!



Refining the Details Without Reversing Course

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Site Coverage

- The shift from RF3 to RS zone has already reduced development rights
 - Interior lots are capped at 8 units, even if the site could accommodate more
- Refining design regulations is preferable to further reductions in site coverage

Entrance + Side Setbacks: Combined Impact

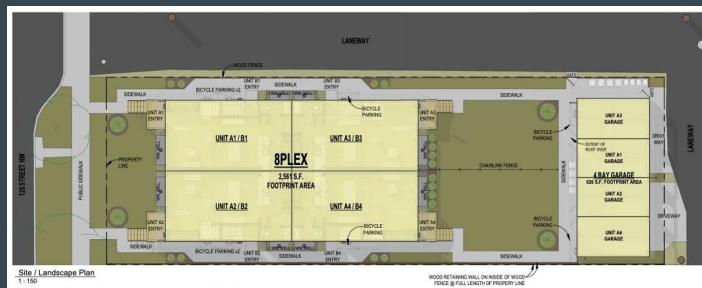
- Proposed: increases to side setbacks when a side-facing entrance is proposed and a limit on the number of side-facing entrances
 - Would reduced land use efficiency and increase building costs
- Recommendations:
 - Allow smaller minimum setbacks for portions of the building located further from entrances
 - Remove the limit on the number of side-facing entrances

Maximum Building Length

- Recommendations:
 - Use a sliding scale based on lot depth
 - Exempt larger sites
 - Allow flexibility where design elements (setbacks, facade finishes, etc) are incorporated

Eight Units: Already a Compromise

- The Eight-unit cap in RS zone was introduced as a policy compromise
 - RF3 zone previously allowed more than eight units based on site size
 - Only half of eligible sites were built to the eight-unit maximum in 2024
- Further reducing the cap would render some projects unfeasible (see example below)
 - Could result in more rezonings to the RSM zone



We Need More Housing Everywhere - Not Just in Nodes and Corridors

- Medium scale and mixed use zones are performing well, aligned with the City Plan
- However, the RS zone plays a critical role in supporting housing diversity within neighbourhood interiors

Thank You!

