

6.1 - Incentivizing Multi-Dwelling Housing - Analysis and Considerations for the Small Scale Residential Zones

Jacob Dawang
Grow Together Edmonton

Motion to reduce 8 to 6 on majority of lots in RS

Council should consider a limit of 6 units midblock in the Small Scale Residential zone (June 30th)



At the June 17th Urban Planning Committee, I will put forward the following motion for consideration.

That Administration prepare amendments to Zoning Bylaw 20001 to reduce the maximum number of permitted dwellings in the RS (Small Scale Residential) Zone on an interior lot from 8 to 6 and return to the June 30, 2025, City Council Public Hearing.

Due Date: June 30, 2025

Committee or Council: City Council Public Hearing

This would be one of the
worst things to do.

Seriously.

Neighbourhood change is happening... very slowly

Expected number of years until at least one property redevelops into a fiveplex or more, in mature neighbourhoods, in the RS zone

Mature neighbourhoods, RS zone

Redevelops into a fiveplex or more	Probability in any given year	Expected number of years until occurrence
A neighbouring property	0.7%	141
A property on the same block, on the same side of the street	3.2%	32
A property on the same block, on either side of the street	6.6%	15

Jacob Dawang, City of Edmonton Open Data

There isn't anything inherent to 8 units that we haven't heard before



8 units is providing housing for a lot of people

Number of permits by units added and whether it includes a backyard home

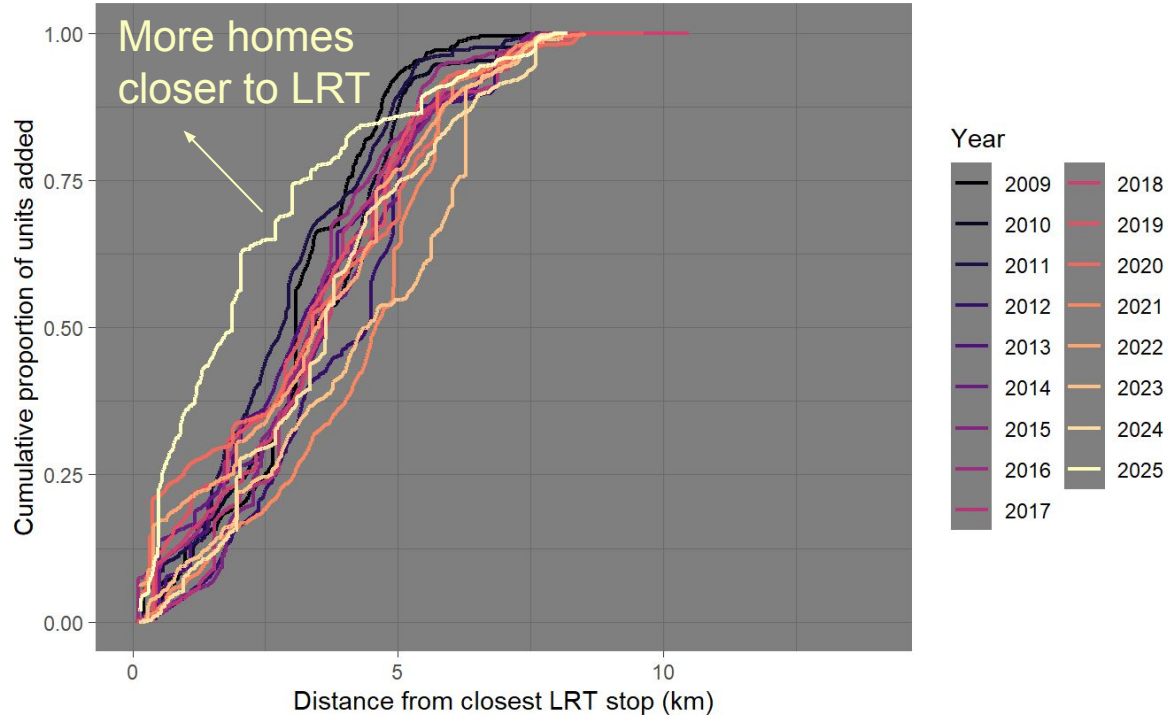
Mature neighbourhoods, RS zone, January 1, 2024 to May 9, 2025

Units added	Permits with a backyard home	Permits without a backyard home
2	67 (31%)	150 (69%)
3	4 (44%)	5 (56%)
4	11 (8%)	129 (92%)
5	0	4 (100%)
6	0	39 (100%)
7	0	13 (100%)
8	0	161 (100%)

Jacob Dawang, City of Edmonton Open Data

Near transit

Cumulative distribution of units added by distance from closest LRT stop
Existing, under construction, and funded, building permits 2009-2025, Jan 1 to May 9



Jacob Dawang, City of Edmonton Open Data

The stated rationale doesn't make sense

My hope is that from moving from 8 kitchens to 6 kitchens, there's an opportunity to welcome a greater diversity in unit types – three and four bedroom units midblock, enabling more family-possible units, and helping provide much more ground-oriented units, with more green site coverage, more opportunity for parking on-site, while still welcoming a significant amount of density to our city.

Council has compromised at every turn

- Policy 2.5.2.6 of district plans.
 - Park or corner lot merged.
- Changes to design and building size at June 3 UPC.
- Many lots/streets removed from PGA rezoning.
- Upcoming - restricting RS to RSM rezonings.

Saying “no” and
ignoring the
consequences.


RE: Winnipeg/CMHC HAF

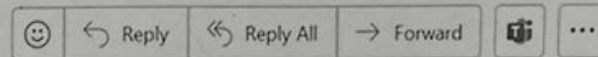


Holly [redacted]@cmhc-schl.gc.ca>

To [redacted]

Cc [redacted]

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Thu 6/5/2025 1:14 PM

EXTERNAL EMAIL: Proceed with Caution! Think carefully before you click on a link, open an attachment, or scan a QR code. NEVER provide User IDs or Passwords.

Unclassified-Non classifié

Hi Lissie,

On behalf of Chris,

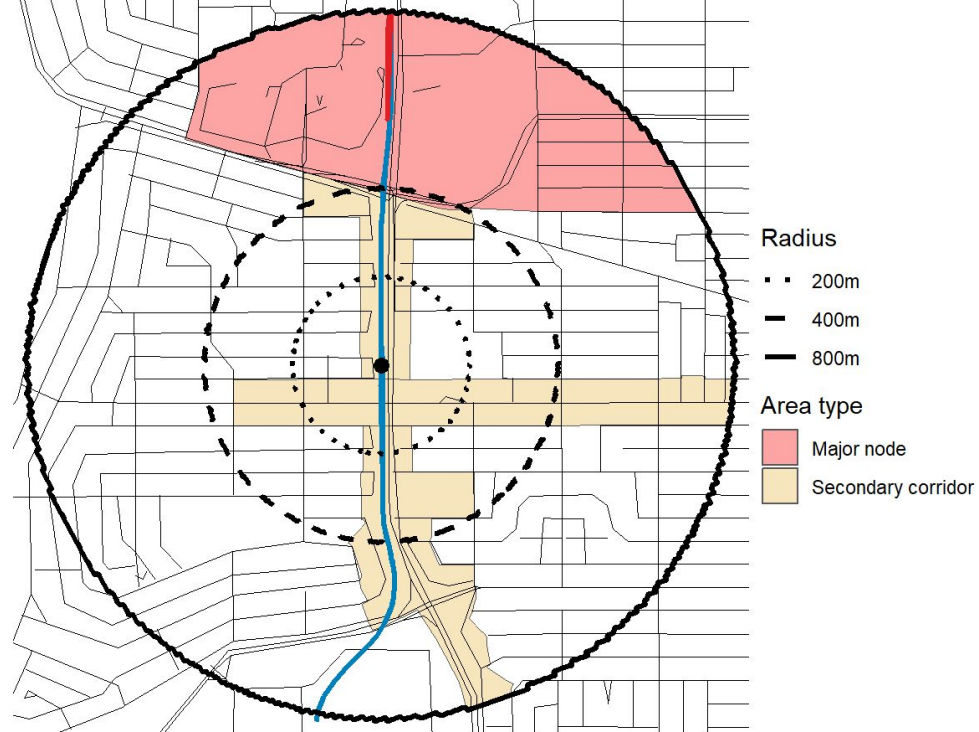
CMHC is aware of the ongoing public hearings. The amendments that were passed last night to increase minimum lot width for four-units on lots with a front drive from 60' to 65' does not align with the proposal previously communicated to CMHC and does not appear consistent with Winnipeg's HAF agreement. Passing zoning amendments that further restrict the applicability of 4 units AOR would not be viewed favourably when assessing the City of Winnipeg's performance in HAF and can negatively impact annual reviews and funding decisions.

Thank you,
Holly

Revise district plans
for more density in
nodes and corridors?

Pursue transit-oriented redesignations/rezonings

Nodes and corridors around McKernan Belgravia LRT station



Data City of Edmonton, viz Jacob Dawang

Will you say yes to
more urban
expansion?

Or will housing in our core areas just become increasingly unaffordable to “help build goodwill on the block”?