

COUNCIL REPORT – LAND USE PLANNING BYLAW

Edmonton

BYLAW 21215

To amend Zoning Bylaw 20001

Purpose

To amend the purpose statement of the Small-Medium Scale Transition Residential Zone (RSM) in Zoning Bylaw 20001.

Previous Council/Committee Action

At the April 28, 2025, City Council Public Hearing, the following motion was passed:

“That Administration prepare amendments to District Policy, Bylaw 24000, Section 2.5 (Land use) and/or the Zoning Bylaw, Bylaw 20001, to limit opportunities and review the General Purpose for the RSM - Small-Medium Scale Transition Zone outside of nodes and corridors and return to a future Public Hearing.

Due Date: June 30, 2025, City Council Public Hearing”

Readings

Bylaw 21215 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree that Bylaw 21215 be considered for third reading.

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on June 13, 2025 and June 21, 2025, and can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

This report is to be cross referenced with Council Report - Bylaw 21214 in response to City Council motion passed on April 28, 2025.

The Small-Medium Scale Transition Residential Zone (RSM) purpose statement outlines that development may act as a transition between small and larger scale residential development. Use of the word ‘may’ has led to the interpretation that the use of this zone as a transition is entirely optional. To align with the policy changes outlined in UPE03053 Charter Bylaw 21214 -

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To Amend the District Policy Charter Bylaw 24000 for Small-Medium Scale Developments, Administration proposes to revise the purpose of the zone to replace 'may' with 'is intended' to be clear that, when applied outside a node or corridor, the scale of the proposed development is intended to act as a transition, or as otherwise directed by a statutory plan (see Attachment 1 Bylaw 21215 and Attachment 2 Markup and Rationale of Proposed Amendments to the Zoning Bylaw).

Developments approved in this zone are intended to transition to smaller scale residential development and / or existing or planned larger scale development. There are non-transition areas that would also be appropriate if directed by a statutory plan, which includes Neighbourhood Structure Plans and the proposed amended District Policy. This amendment provides additional clarity for applicants, community and City Council as to the intention of the zone. It also provides Administration the opportunity to further refine its interpretation and practice in applying the RSM Zone as guided by the proposed District Policy amendments.

With City Council's adoption of these changes, Administration will continue to implement and monitor the interpretation and application of the Zoning Bylaw, District Policy and plans and ensure The City Plan and Edmonton's long-term vision is achieved.

Community Insight

Administration considered previous public input from rezonings from the Small Scale Residential Zone (RS) to the Small-Medium Scale Transition Residential Zone (RSM) between January 1, 2024 and April 28, 2025, in the preparation of this report. Due to the nature of City Council's motion and the required timing, no engagement was conducted specifically about these proposed amendments.

Public notification of proposed changes to Bylaw 21215 were advertised in the Edmonton Journal on June 13, 2025 and June 21, 2025.

Attachments

1. Bylaw 21215
2. Attachment Markup and Rationale of Proposed Amendments to the Zoning Bylaw

Others Reviewing the Report

- M. Gunther, Acting City Solicitor