

# Text Amendments to the RS Zone in Zoning Bylaw 20001

Item 3.32 | Bylaw 21202



**Mauricio Ochoa**  
**President, IDEA**  
**President, FCX Developments**  
**June 30, 2025**



# Fewer Homes Means More Edmontonians Are Left Out

Losing 2 units can make projects unworkable on larger sites:



- May lose access to CMHC MLI Select financing
- Higher costs = harder to offer lower rents

## Lost infill opportunities

- 370 homes could be lost if 8-unit projects in 2024 were capped at 6 units
- Fewer homes = fewer options for families, young people, newcomers and seniors

## Suburbs have less constraints

- Losing 2 units doesn't derail projects
- RSF is less restrictive → no density cap!

# Successful & Well-designed Mid-block Homes

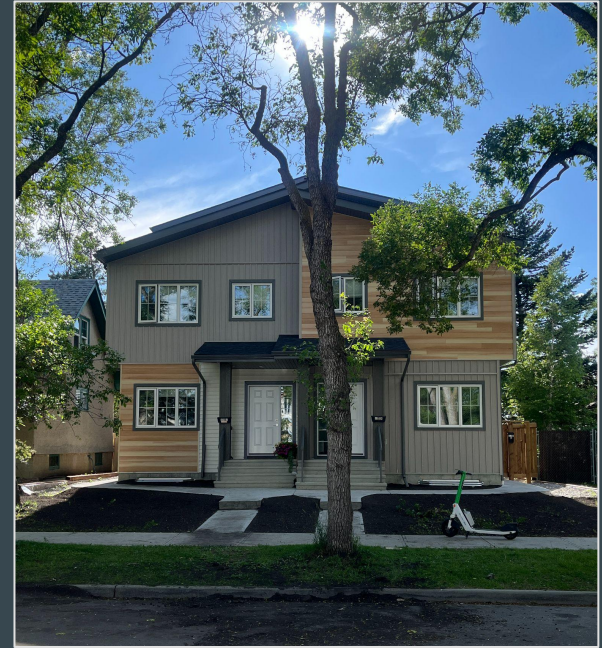
Prince Charles - 8 Units



Inglewood - 6 Units



Westmount - 8 Units



# Our Request: Protect Homes for Real People

- Keep the 8-unit maximum required to make small-scale housing feasible
- Recognize small businesses and local builders as essential partners in city building
- Allow the zoning bylaw time to prove itself before reversing key parts of it

Thank You!

