

# Text Amendments to the RS Zone in Zoning Bylaw 20001

Item 3.32 | Bylaw 21202



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# Perception is Driving a Zoning Rollback

Most mature neighbourhood lots are untouched



29 yr average for row houses to be built on a block



140 yr average for a row house to be built next door



We need to build homes that better reflect Edmonton households. Currently:

50%

Single Detached Houses

60%

1 & 2 person households

15%

3 person households

# Perception is Driving a Zoning Rollback

Let's Maintain Edmonton's  
Leadership in Housing & Infill

**2025 CMHC Report:**

Edmonton is the only Canadian city on  
track to build sufficient housing to  
maintain affordability



- Zoning and policy rollbacks are premature and lack evidence
- RS offers homes for families AND individuals in a building with same requirements as single and semi-detached homes
- Open Option Parking in 2020: utilization < 50% in mature neighbourhoods
- Limiting units will not change resident parking behaviours
- RS changes + RSM policy change = fewer homes

# Keep What Works, Address What Doesn't—with the Right Tools

- Address infill issues with enforcement and education without undermining housing goals
- Frequent zoning changes create instability
  - Years of engagement and work risk being undone
  - Added costs and delays for development = less homes
- Changes should be evidence-based, with community and stakeholder engagement

# Our Request: A City That Welcomes, Not Excludes

- Reject the reduction from 8 to 6 units
- Avoid compounding the RS and RSM limitations
- Support evidence-based adjustments after monitoring and engagement

Thank You!

