

# COUNCIL REPORT – LAND USE PLANNING BYLAW

Edmonton

## **BYLAW 21473**

### **To amend Zoning Bylaw 20001**

#### **Purpose**

To amend the purpose statement of the Small-Medium Scale Transition Residential Zone (RSM) in Zoning Bylaw 20001 to change where the zone may be applied.

#### **Readings**

Bylaw 21473 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 21473 be considered for third reading.

#### **Advertising and Signing**

This Bylaw was advertised in the Edmonton Journal on March 20, 2026 and March 28, 2026. The Bylaw can be passed following third reading.

#### **Position of Administration**

Administration supports this proposed Bylaw.

#### **Report**

Administration is proposing to amend the name and general purpose statement of the Small-Medium Scale Transition Residential (RSM) Zone to change where this zone may be used (see Attachment 2 - Markup and Rationale of Proposed Zoning Bylaw Amendments). The amendments would limit the use of the RSM Zone to sites within node and corridor areas, on large undeveloped sites or where supported in a statutory plan, including the types of sites described in the proposed District Policy 2.5.2.4 (see Council Report UPE03458 - Charter Bylaw 21472).

These proposed amendments, along with those proposed in Charter Bylaw 21472, are a result of the following motion passed at the February 17, 2026 City Council meeting: "That Administration prepare amendments to the District Policy as shown in Attachment 1 and to Zoning Bylaw 20001 as shown in Attachment 2 of the February 9, 2026, Urban Planning and Economy report UPE03201 and return to a City Council Public Hearing."

The Small Scale Residential (RS) Zone was created to provide flexibility for different housing types and densities throughout residential neighbourhoods without the need for rezoning. The proposed changes recognize that the RS Zone provides ample redevelopment opportunity in the

## **BYLAW 21473**

interiors of neighbourhoods, while maintaining the RSM Zone as an option in specific locations. An anticipated outcome of this change is a reduction in rezonings for housing of a scale that provides only a marginal increase in density above what is permitted under the RS Zone.

### **Community Insight**

Administration considered feedback from registered speakers at public hearing to prepare this report. All public hearings from the adoption of district plans in October 2024 until November 2025 were reviewed. Through analysis of comments from registered speakers regarding all bylaws involving the RSM zone, the following top themes emerged:

- Concern over spot zoning and erosion of policy consistency
- Increased traffic and parking congestion
- RS Small Scale zone already allows sufficient density
- Detrimental impact on heritage and neighbourhood character
- Inappropriate scale and excessive height

The proposed amendments address the above concerns by removing the RSM zone as an option for infill development in most areas, recognizing that the RS zone already allows sufficient density for most locations.

### **Attachments**

1. Bylaw 21473
2. Attachment 2 - Markup and Rationale of Proposed Zoning Bylaw Amendments