



HOW DOES THE NEW ZONING BYLAW SUPPORT MORE HOUSING?

Canada is facing a housing crisis. Housing availability is tied to a number of factors, many of which are beyond the City's control.

However, zoning is one of the factors the City *does* have control over that can help influence housing supply and housing choice. Over the past five years, [Edmonton's population has grown by 10.7%](#) and is projected to reach 1.25 million by 2030. As we continue to grow to a city of two million people, a diversity of housing options can help ensure every Edmontonian has a place to call home.

The new Zoning Bylaw:

- + Combines different housing types, such as single detached housing, row housing and supportive housing into a single Residential Use.
- + Reduces the number of residential zones by combining similar zones together. For example, the (RS) Small Scale Residential Zone replaces five similar residential zones, in whole or in part.
- + Regulates buildings' physical size and location while allowing for flexibility in how dwellings may be arranged within a building or on a site to enable diverse housing forms, such as cluster housing.
- + Allows buildings up to three storeys in height in small scale residential zones.
- + Retires the Mature Neighbourhood Overlay (MNO) to reduce barriers to infill development and equalize development opportunities in redeveloping areas.

These changes will support:

- + Diverse and innovative housing options for all Edmontonians across all neighbourhoods, including multi-unit, cluster and backyard housing forms.
- + More housing choices everywhere and for everyone.
- + More predictable development outcomes for applicants and the public, by reducing rezonings for small scale residential development.

To support the change, the City will:

- + Require transitions between buildings to mitigate impacts between different scales of development and neighbouring zones such as setbacks, stepbacks and facade design.
- + Introduce maximum building length regulations to lessen the potential impact of long buildings.
- + Introduce a minimum soft landscaping requirement and continue to require trees and shrubs to be planted for all new development.