



Approved Amendments to the RS - Small Scale Residential Zone

Building Length

Reduce the maximum building length along an interior side lot line from 30.0 m to 50 per cent of site depth or 25.0 m, whichever is less. The maximum length along the front and rear lot lines remains unchanged.

Intended outcomes:

- Reduce building mass and shadow impacts for neighbouring properties
- In combination with proposed changes to interior side setbacks, decrease principal building site coverage by approximately 8 per cent on typical lots (15 m x 45 m)

This change could also potentially allow for more parking, amenity areas, or landscaping.

Entrances

Limit the total number of entrances permitted on the side of a building to two, whether it is a main entrance, suite entrance or a back door.

Intended outcomes:

- Encourage more entrances on the front and rear of the building
- Reduce the concentration of side entrances facing the neighbours lot line
- Reduce perception of side yard activity

Interior Side Setbacks

Increase the minimum interior side setback from 1.5 m to 1.9 m for row housing and multi-unit housing where an entrance is located on the side of a building.

Intended outcome: Improve functionality of side yards by allowing for a 0.15 m drainage swale, 0.9 m pathway and 0.76 m egress window well or portion of a stairway.

Stairs in Side Yards

Require a minimum 1.1m distance between steps and the interior side lot line when steps face the side lot line. This change will not apply to steps facing the front or rear lot lines.

Intended Outcome: Improve accessibility along pathways where steps project into side setbacks by allowing for a 0.9 m pathway and 0.15 m drainage swale.



Zoning Bylaw Amendments to the RS Zone City Council Public Hearing - June 30, July 3,4, & 8, 2025

Edmonton

Front and Side Facades for Mid-block Row Housing & Multi-unit Housing

Require principal row house dwellings adjacent to the street to include a covered main entrance door that faces the street and have windows covering a minimum of 15 per cent of the street-facing facade area.

Also require row housing and multi-unit housing facades facing a street or the side lot line of a site in a residential zone, regardless of building length, to be articulated using two or more design techniques (e.g., variations in rooflines, vertical or horizontal building wall projections or recessions, visual breaks of building facades into smaller sections or a combination of finishing materials). Windows and porches would not count towards the minimum articulation requirements.

Intended outcomes:

- Make street-facing facades appear more like the front of a building, rather than the side
- Further reduce the perceived mass of row house building walls
- Improve the design of midblock row housing by establishing minimum design expectations for street facing facade