

# Zoning Bylaw Renewal Initiative

Edmonton

## Overview of the New Zoning Bylaw

Phase 3 Public Engagement

May 2023

[edmonton.ca/zoningbylawrenewal](https://edmonton.ca/zoningbylawrenewal)

This document provides an overview of the updated draft Zoning Bylaw, Edmonton's 'rulebook' for development. The updated draft Zoning Bylaw incorporates Edmontonians' feedback from the Zoning Bylaw Renewal Initiative's public engagement that took place in the fall of 2022.

Zoning determines what can be built where—it sets the rules for where new buildings should go, what types of buildings they can be and what types of businesses and activities can happen on a property.

The Zoning Bylaw is made up of different elements, including zones, sections and a variety of other regulatory tools. The updated draft Zoning Bylaw proposes to reduce the number of standard zones by roughly half, from the current 46 down to 24. This overview document focuses primarily on

the proposed new standard zones, detailing their purpose and key highlights and also lists the current "equivalent" zones that the new zone proposes to replace.

This document also outlines a proposed approach for the following additional zoning tools which will make up the new Zoning Bylaw:

- + Overlays
- + Special Area zones
- + Direct Control zones
- + General Development Regulations
- + Specific Development Regulations
- + Administrative and Interpretive Regulations
- + Definitions
- + A new tool called a Zone Modifier

## OVERVIEW OF PROPOSED STANDARD ZONES

### RESIDENTIAL ZONES

- + The proposed new residential zones are a consolidation of the 16 current standard residential zones.
- + They will allow for small to large scale residential development and provide flexibility for different housing types.

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| <ul style="list-style-type: none"> <li>· <u>(RS) Small Scale Residential</u></li> <li>· <u>(RSF) Small Scale Flex Residential</u></li> <li>· <u>(RSM) Small-Medium Scale Transition Residential</u></li> </ul> | <ul style="list-style-type: none"> <li>· <u>(RM) Medium Scale Residential</u></li> <li>· <u>(RL) Large Scale Residential</u></li> <li>· <u>(RR) Rural Residential</u></li> </ul> |
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### MIXED USE ZONES

- + The proposed new mixed use zones bring The City Plan's vision for Nodes and Corridors to life.
- + These zones are intended to support a walkable, diverse mix of businesses, services and residential development.

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| <ul style="list-style-type: none"> <li>· <u>(MUN) Neighbourhood Mixed Use</u></li> </ul> | <ul style="list-style-type: none"> <li>· <u>(MU) Mixed Use</u></li> </ul> |
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### COMMERCIAL ZONES

- + The proposed zones will generally be applied to those commercial areas outside of the Nodes and Corridors.
- + They are intended to serve a variety of commercial contexts and scales, including vehicle-oriented sites.

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| <ul style="list-style-type: none"> <li>· <u>(CN) Neighbourhood Commercial</u></li> <li>· <u>(CG) General Commercial</u></li> </ul> | <ul style="list-style-type: none"> <li>· <u>(CB) Business Commercial</u></li> </ul> |
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### INDUSTRIAL ZONES

- + These proposed zones are intended to manage and maintain the city's industrial lands while supporting commercial development, where appropriate.
- + The (BE) Business Employment Zone will serve as a buffer between the heavier industrial zones and non-industrial zones.

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| <ul style="list-style-type: none"> <li>· <u>(BE) Business Employment</u></li> </ul> | <ul style="list-style-type: none"> <li>· <u>(IM) Medium Industrial</u></li> <li>· <u>(IH) Heavy Industrial</u></li> </ul> |
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## OPEN SPACE AND CIVIC SERVICES ZONES

+ These proposed zones will provide for the stewardship and protection of Edmonton's public lands as well as allowing for community infrastructure as necessary to meet the demands of a growing city.

· (A) River Valley

· (NA) Natural Areas

· (PSN) Neighbourhood Parks and Services

· (PS) Parks and Services

· (PU) Public Utility

· (UF) Urban Facilities

· (UI) Urban Institution

· (AJ) Alternative Jurisdiction

## AGRICULTURAL ZONES

+ These proposed zones will preserve existing agricultural land and allow for continued agricultural and rural activities while maintaining the potential for future comprehensive planning and development.

· (AG) Agriculture

· (FD) Future Urban Development

## OTHER ZONING TOOLS

### OVERLAYS

+ Zoning overlays are an additional layer of regulation used to achieve specific development outcomes and manage risk across specific geographic areas.

### SPECIAL AREA ZONES

+ These zones regulate development within specific areas of the city to achieve statutory plan objectives in areas with special or unique attributes that can't be accommodated through standard zoning.

### DIRECT CONTROL ZONES

+ These zones provide detailed direct control of development on a site or within a specified area where a standard zone is inadequate.

### GENERAL DEVELOPMENT REGULATIONS

+ This part of the bylaw includes proposed additional regulations to those in zones and overlays that apply to all development on all sites.

### SPECIFIC DEVELOPMENT REGULATIONS

+ This part of the bylaw includes proposed additional regulations to those in zones and overlays that apply only to specific uses or activities.

### ADMINISTRATIVE AND INTERPRETIVE REGULATIONS

+ This part of the bylaw establishes the rules for how the bylaw itself works.

### DEFINITIONS

+ This part of the bylaw is made up of two sections: Use Definitions and General Definitions.

### ZONE MODIFIERS

+ Zone modifiers are a new tool that can be used to modify a zone to tailor the intensity of development to the surrounding context and policies.



# RS

# Small Scale Residential Zone

## WHAT IS THE ZONE INTENDED TO DO?

This zone allows for a range of small scale housing in neighbourhoods throughout Edmonton's redeveloping area (neighbourhoods within the area generally bordered by Anthony Henday Drive). Compared to current equivalent zones, additional development flexibility (in terms of height, setbacks and site coverage) is proposed, while continuing to limit overall building size to support compatibility with the surrounding neighbourhood. Limited commercial and community services (such as child care facilities) are proposed to be allowed in the zone to provide local services to residents.

This zone is intended to allow for a variety of housing, including: single detached housing, semi-detached housing, duplexes, secondary suites, row housing, small apartments, lodging houses, backyard housing, cluster housing, and supportive housing.

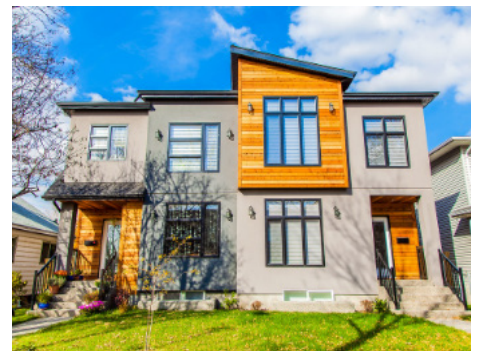
Relevant regulations from the Mature Neighbourhood Overlay will be incorporated into this zone. The Mature Neighbourhood Overlay is proposed to be retired as a result.

## KEY HIGHLIGHTS

- + Combines multiple existing small-scale residential zones into a single zone to equalize development potential within The City Plan's redeveloping area.
- + A maximum building height of 10.5 m is proposed to support a range of housing forms up to three-storeys, and provide greater consistency across small-scale residential zones.
- + A greater range of housing types is proposed to provide more housing choices in more neighbourhoods.
- + Enables new businesses in key locations to provide services closer to where people live without a rezoning.

## WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

RF1, RF2, RF3, RF4 (redeveloping area), RF4t, RMH (some sites in redeveloping area)



# RSF

# Small Scale Flex Residential Zone

## WHAT IS THE ZONE INTENDED TO DO?

This zone allows for a range of small scale housing forms and arrangements. Compared to current equivalent zones and the proposed (RS) Small Scale Residential Zone, this zone has site and building regulations that provide additional subdivision and development flexibility in appropriate contexts, such as new neighbourhoods and large sites. Limited commercial and community activities (such as child care facilities) are allowed in certain locations to provide local services to residents.

This zone is intended to allow for a variety of housing, including: single detached housing, semi-detached housing, duplexes, secondary suites, zero lot line housing, reduced setback housing, reverse housing, backyard housing, cluster housing, row housing, small apartments, lodging houses, and supportive housing.

## KEY HIGHLIGHTS

- + Combines multiple existing small-scale residential zones into a single zone to reduce regulatory complexity and equalize development potential across neighbourhoods.
- + A maximum building height of 12.0 m is proposed to support three-storey development.
- + A greater range of housing types and arrangements is proposed to provide more housing choices.
- + Enables new opportunities for businesses in key locations to provide services closer to where people live.

## WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

RSL, RLD, RPL, RPLt, RF4 (developing area), RMD, RMH (some sites), TDSR, TSLR, GHLD



# RSM

## Small–Medium Scale Transition Residential Zone

### WHAT IS THE ZONE INTENDED TO DO?

This zone allows residential development up to 3 or 4 storeys in height that may act as a transition between smaller and larger scales of residential developments. This zone could be applied in both developing and redeveloping areas. Some limited commercial and community services (such as child care facilities) are proposed to be allowed in the zone to provide local services to residents.

Some examples of housing that would be allowed include: row housing along a street or within a multi-building housing complex, multi-unit housing such as apartments, secondary suites as part of row housing developments, backyard housing, lodging houses, and supportive housing.



### KEY HIGHLIGHTS

- + Intended mainly to enable row housing developments but also to allow for other housing types such as apartments and supportive housing.
- + A maximum height of 12 m or 14 m is proposed to enable different intensities of residential development based on the context of the site.
- + Helps implement housing diversity goals and residential density targets in plans for newer neighbourhoods.

### WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

RF5, RF5t, UCRH, and some CS1, CS2, CS3, and CS4 sites

# RM

# Medium Scale Residential Zone

## WHAT IS THE ZONE INTENDED TO DO?

This zone allows for multi-unit housing between 4 and 8 storeys in height in redeveloping and developing areas of the city, while supporting a sensitive transition to smaller-scale residential development. Small-scale housing forms, such as single detached housing, are not allowed unless they are part of a larger multi-unit residential development. Limited community and commercial uses are allowed to provide local services to residents.

Some examples of housing that would be allowed include: apartment housing, row housing, lodging houses, and supportive housing.



## KEY HIGHLIGHTS

- + Streamlines regulations for medium-scale residential development by combining multiple similar zones into one.
- + Enables up to 4, 6, or 8 storey buildings through the use of zone modifiers (see "Zone Modifiers" for further explanation).
- + Requires building design and setbacks that transition to neighbouring small-scale residential development.
- + Allows a range of community services (such as community centres, child care services and religious assemblies) to support local communities and adaptive reuse of buildings.
- + Allows commercial uses at the ground floor of residential buildings to encourage mixed use development and provide local services.



## WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

RF6, RA7, RA8, RA9 (some sites within the current High Rise Residential Overlay)



# RL

## Large Scale Residential Zone

### WHAT IS THE ZONE INTENDED TO DO?

This zone allows for high-rise residential development in neighbourhoods that ranges from approximately 9 to 20 storeys in height. It will also provide opportunities for smaller scale residential development, such as row housing, when developed in combination with other higher density residential development. Limited commercial and community services are also proposed to help provide amenities and services closer to local residents.

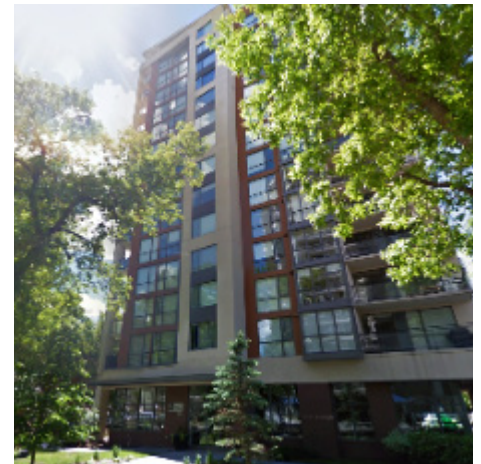
Some examples of housing that would be allowed include: apartment housing or multi-building housing complexes with a mix of apartments and row housing, lodging houses and supportive housing.

### KEY HIGHLIGHTS

- + Maximum building heights of 50 m (approximately 15 storeys) and 65 m (approximately 20 storeys) will be established using zone modifiers (see "Zone Modifiers" for further explanation).
- + Removes limits on height and floor area based on site area.
- + Simplifies regulations for towers and setbacks to align with other zones and urban design guidelines.
- + Allows for community services (such as child care services, religious assemblies and libraries) and a limited range of commercial uses (such as offices, retail and restaurants) up to the second floor.

### WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

RA8h and RA9 (except some sites within the current High Rise Residential Overlay)





# RR

## Rural Residential Zone

### WHAT IS THE ZONE INTENDED TO DO?

This zone will continue to allow for existing rural residential development while prohibiting future residential subdivisions. This is consistent with The City Plan's intent to prevent the creation of any further Rural Residential lots from being created. No significant changes are proposed in this zone compared to what is currently allowed.

### KEY HIGHLIGHTS

- + The scope, intent and general content of the zone remains similar to the current (RR) Rural Residential zone.
- + An increase in maximum height from 10 m to 12 m is proposed, similar to the (RSF) Small Scale Flex Residential Zone. This provides slightly more flexibility in building design.



### WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

RR

# MUN

## Neighbourhood Mixed Use

### WHAT IS THE ZONE INTENDED TO DO?

This zone allows for small-scale mixed-use buildings, up to four storeys in height, within neighbourhood commercial centres. It is proposed to enable a wide range of uses that support housing, recreation, business and employment opportunities at a scale that can be more easily integrated within neighbourhoods. It will help foster the local nodes envisioned by district plans, helping to bring services and amenities closer to residents. Site and building design regulations are proposed to support visually attractive development that enhances the pedestrian-oriented nature of these areas.

Building types proposed for this zone include four-storey mixed-use main street developments, primarily with ground-level commercial and commercial or residential development above.



### KEY HIGHLIGHTS

- + A maximum building height of 16 m is proposed to allow for ground floor commercial development with commercial or residential above.
- + Restrictions for vehicle support and other auto-oriented uses are proposed to maintain street-oriented development and a pedestrian-friendly environment.
- + A wide range of commercial and service-oriented uses are proposed with floor area maximums to limit the scale of these activities within neighbourhoods and ensure larger establishments are located at the periphery of neighbourhoods.
- + Some Main Street Overlay regulations are proposed to be incorporated and adjusted, to ensure visually engaging building frontages that enhance the public realm and pedestrian comfort.
- + Compared to the proposed (CN) Neighbourhood Commercial Zone, the (MUN) Neighbourhood Mixed Use Zone is proposed to require development to be street-oriented to create and reinforce existing main street development in local nodes as directed by The City Plan and district planning.



### WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

CNC and CB1 (in areas currently located within the Main Streets Overlay, but outside of the Centre City or a Major Node, District Node, Primary Corridor or Secondary Corridor in The City Plan)

# MU

## Mixed Use

### WHAT IS THE ZONE INTENDED TO DO?

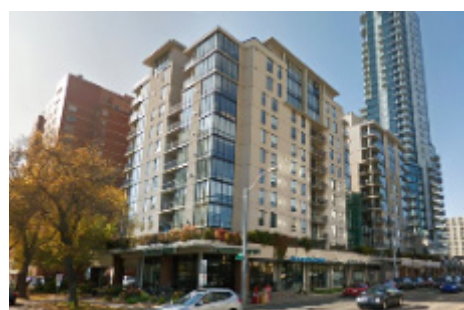
This zone allows for mixed-use development of varying scales – from low-rise to high-rise buildings – that enable the growth and development anticipated in the nodes and corridors directed by The City Plan. This zone is proposed to allow for a range of uses and supports housing, recreation, business and employment opportunities. Site and building design regulations are proposed to ensure development addresses the street to support vibrant, walkable places at a scale comfortable for pedestrians.

### KEY HIGHLIGHTS

- + A wide range of commercial and service-oriented uses will allow flexibility in the types of businesses that can operate within this zone.
- + Zone modifiers are proposed to adjust height, floor area ratio and require ground floor commercial in some contexts through the rezoning process, based on context and policy direction the The City Plan and district plans (see "Zone Modifiers" for further explanation).
- + Horizontal mixed use development to allow entirely residential or commercial development is proposed to be allowed where policies do not require ground floor commercial.
- + Some current Main Street Overlay regulations are proposed to be incorporated and adjusted to ensure visually engaging building frontages that enhance the public realm and pedestrian comfort.

### WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

CNC and CB1 (in areas where currently located within the Main Streets Overlay, and where at least 50% of a site is within the area of application of the Main Streets Overlay, and within the City Centre Node or a Major Node, District Node, Primary Corridor or Secondary Corridor in The City Plan), CB2 and CSC (in areas where the current Main Streets Overlay applies, and where at least 50% of a site is within the area of application of the Main Streets Overlay), CB3, CO, TMU



# Neighbourhood Commercial Zone

## WHAT IS THE ZONE INTENDED TO DO?

This zone allows for smaller scale commercial development to support community focal points for businesses, services and recreation that are integrated with the neighbourhood. This zone also allows for limited opportunities for residential development above the ground floor. The intent of this zone is to help contribute to The City Plan's local node concept and support 15-minute communities, making goods and amenities more accessible to residents within their neighbourhood. These activity centres are proposed to accommodate both vehicle-oriented and pedestrian focused development.

Building types proposed for this zone include: small-scale buildings (either vehicular oriented in nature or main street developments) with opportunity for apartment housing, supportive housing or other residential activities above ground-floor commercial.



## KEY HIGHLIGHTS

- + This zone consolidates two commercial zones that predominantly enable neighbourhood scale commercial development that is accessed by vehicles, while also enabling main street development to help support local nodes.
- + Existing main street developments currently located in the interior of neighbourhoods but outside of the current Main Streets Overlays are proposed to be maintained as well as enable the potential transition of these sites to more pedestrian oriented development without the need for rezoning.
- + A maximum height limit of 12 m is proposed, which is an increase compared to the current (CNC) Neighbourhood Convenience Commercial Zone, but in alignment with the maximum building height in the current (CB1) Low Intensity Business Zone.
- + The floor area for non-residential development is proposed to be limited based on the use and location within neighbourhoods. This is intended to limit the scale of non-residential uses within the interior of neighbourhoods on smaller roads and to allow for larger establishments along the periphery of neighbourhoods on corner sites and along collector and arterial roads.



## WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

CNC and CB1 (outside of the current Main Streets Overlay, and where less than 50% of a site is within the area of application of the Main Streets Overlay)



# General Commercial Zone

## WHAT IS THE ZONE INTENDED TO DO?

This zone allows for a variety of commercial businesses at different scales that meet the everyday needs of residents. This zone is proposed to enable shopping centres and commercial development that tend to be located on larger sites, or along major corridors and thoroughfares that are easy to get to. This zone is informed by City policies that encourage investment and redevelopment by allowing a broad range of uses and development forms, including limited opportunities for residential development above ground floor commercial.



## KEY HIGHLIGHTS

- + This zone consolidates two commercial zones that predominantly enable vehicle oriented development into one (CG) General Commercial Zone.
- + While building heights are proposed to be limited to 16 m, this zone will allow for additional height for hotels, which is currently discretionary in the (CB2) General Business Zone. This change, along with additional regulations to control the massing of taller buildings, is proposed to allow for more predictable and consistent decision-making for hotels in this zone.
- + Intended for use in areas outside of nodes and corridors that are more vehicle-oriented in nature, while allowing for the transition to more pedestrian-oriented development where currently located within the nodes and corridors.
- + The Major Commercial Corridors Overlay is proposed to be retired while integrating applicable design regulations in this zone.



## WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

CB2 and CSC (outside of the current Main Streets Overlay, and where less than 50% of a site is within the area of application of the Main Streets Overlay); CB2 (outside of the current Main Streets Overlay and within both the Nodes and Corridors Network and the Commercial/Industrial Employment Areas identified in the draft district plans); MA3



# CB

# Business Commercial Zone

## WHAT IS THE ZONE INTENDED TO DO?

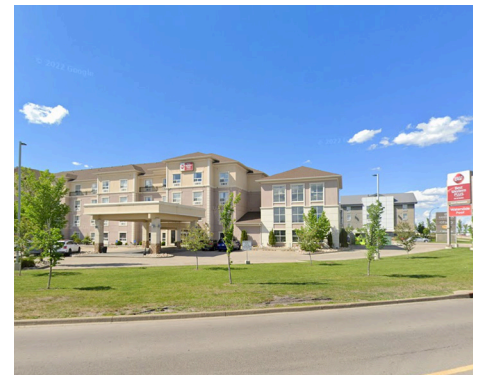
This zone allows for a variety of commercial businesses and limited industrial activities that require large sites or a location with good visibility from a street. This zone is intended to support development where appropriate within the Non-Residential Opportunities Network identified by The City Plan, and the Commercial/Industrial Employment areas identified by the draft district plans.

## KEY HIGHLIGHTS

- + This zone consolidates two commercial zones that enable vehicle oriented development along major roadways and along the periphery of industrial areas.
- + Similar to the (CG) General Commercial Zone, building heights within this zone are proposed to be limited to 16 m, with additional height for hotels, which are currently discretionary in the (CB2) General Business and (CHY) Highway Corridor Zones. This change, along with additional regulations to control setbacks of taller buildings, is proposed to allow for more predictable and consistent decision making for hotels in this zone.
- + Intended for use in areas generally outside of nodes and corridors that are more vehicle-oriented in nature, and commercial areas intended for non-residential development in closer proximity to industrial lands.
- + The Major Commercial Corridors Overlay is proposed to be retired while integrating applicable design regulations in this zone.

## WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

CHY, CB2 (where located within the Non-Residential Areas identified in The City Plan and the Commercial/Industrial Employment Areas identified in the draft district plans, but outside of Nodes and Corridors Network)



# BE

## Business Employment Zone

### WHAT IS THE ZONE INTENDED TO DO?

This zone allows light industrial development and a variety of commercial businesses that do not create nuisances that are visible or apparent outside the building. It combines the current (IB) Industrial Business Zone and (IL) Light Industrial Zone, which both generally serve as transition zones from commercial to industrial style development. This zone proposes to enable development with a higher standard of design that is compatible with other non-industrial zones and to function as a transition zone from the non-industrial zones to the medium and heavy industrial zones.



### KEY HIGHLIGHTS

- + A 16 m building height is proposed to allow for greater flexibility and adaptability for light industrial activities. This proposed height aligns with the proposed height in the (CG) General Commercial Zone.
- + Increased opportunity for commercial uses, such as retail and other services, which are currently prohibited or discretionary in the current (IB) Industrial Business and (IL) Light Industrial Zones. Allowing for more permitted commercial uses will support streamlined decision making and reduce the need for rezoning.
- + Clearer regulations for building design requirements when facing non-industrial development or collector and arterial roads are proposed to ensure a higher standard of design for development along roads with greater visibility.
- + Incorporates performance standards from other sections of the current Zoning Bylaw for improved user experience and transparency.



### WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

IB, IL, MA and MA2 (some sites)



# IM

## Medium Industrial Zone

### WHAT IS THE ZONE INTENDED TO DO?

This zone allows light to medium industrial developments that may carry out a portion of their operations outside or require outdoor storage areas. It is proposed to continue to serve its function as a transition zone between light industrial and heavier industrial operations. Any nuisance associated with development in this zone is minimal. A limited number of compatible commercial land use opportunities are proposed to be introduced to reduce the need for future rezoning.

### KEY HIGHLIGHTS

- + The scope, intent and general content of the zone remains similar to the current (IM) Medium Industrial Zone.
- + New uses are proposed to provide compatible new business opportunities, such as automotive sales and rentals, gas stations, car washes and service stations.
- + Offices are proposed to be added as a new use to reduce the demand for future rezoning of these sites.
- + The user experience and transparency of the zone are improved by consolidating performance standards from other sections of the current Zoning Bylaw.



### WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

IM



# IH

## Heavy Industrial Zone

### WHAT IS THE ZONE INTENDED TO DO?

This zone allows development that may create nuisance conditions that may extend beyond the boundaries of the site. It is generally located in the interior of industrial areas or other locations where it does not represent a major risk for the health and safety of the general public, the enjoyment of neighbouring properties or the degradation of the natural environment.

### KEY HIGHLIGHTS

- + Permitted uses are generally proposed to be restricted to development activities that are heavy industrial in nature.
- + Additional permitted uses include Major Utilities, Minor Utilities and Natural Resources Developments.
- + The user experience and transparency of the zone are improved by consolidating performance standards from other sections of the current Zoning Bylaw.



### WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

IH

# A

## River Valley Zone

### WHAT IS THE ZONE INTENDED TO DO?

This zone is intended to preserve natural areas and parkland along the river, creeks, ravines and other areas designated for environmental protection, while allowing for passive and active park uses in designated areas.

The changes in this zone are intended to reflect city policies related to maintaining the North Saskatchewan River Valley and Ravine System's key role as an environmental protection area and for open space, cultural and recreational users.

### KEY HIGHLIGHTS

- + Some discretionary uses are maintained to enable alignment with statutory plans and policies and to support the primary intent of the zone, which is to preserve the river valley and ravine system.
- + The scope, intent and general content of the zone is proposed to remain the same and uses are updated to align with the purpose of the zone.
- + Residential developments are proposed to be limited to existing single detached housing in order to align with the purpose of this zone.
- + Minor Indoor Entertainment, Major Indoor Entertainment, Indoor Sales and Services, Outdoor Entertainment, and Natural Resource Developments are proposed to be limited to existing developments, in order to align with the purpose of this zone.



### WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

A

# NA

## Natural Areas Zone

### WHAT IS THE ZONE INTENDED TO DO?

This zone is intended to conserve, preserve and restore identified natural areas, features and ecological processes.

Any supporting structures required to serve the natural area, such as an accessory building, would have to comply with a Natural Area Management Plan, which sets out objectives and strategies for managing and restoring the natural area.

### KEY HIGHLIGHTS

- + Protected Natural Areas are the only permitted uses in this zone.
- + Signs continue to be listed as discretionary uses to ensure alignment with statutory plans and policies.
- + The Special Events Use is proposed to be removed from this zone to prevent the potential for negative impacts to natural areas.
- + Regulations related to Natural Area Management Plans and any signage or accessory buildings are proposed to be consolidated into the zone for ease of use.



### WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

NA

## Neighbourhood Parks And Services Zone

### WHAT IS THE ZONE INTENDED TO DO?

This zone allows limited development on parkland with programming intended to serve neighbourhood-level needs and users. The changes reflected in this zone are intended to provide better alignment with approved policies and plans, such as the park classifications in Breathe, Edmonton's Green Network Strategy, and achieve more consistent decision making and clearer expectations for what can be developed within this zone.

Building types proposed for this zone include community league buildings, child care services, active or passive recreation opportunities, playgrounds, community parks, pocket parks and greenways.



### KEY HIGHLIGHTS

- + This zone is proposed to have fewer uses compared to the proposed (PS) Parks and Services Zone, with community league buildings serving as the most intense form of development.
- + An increased maximum building height of 14 m, compared to 10 m in the current (AP) Public Parks Zone, is proposed to provide greater flexibility for community league buildings with multi-purpose rooms and gymnasiums.
- + The increased height will be balanced by removing the ability to vary height as currently allowed in the (AP) Public Parks Zone to provide greater predictability on neighbourhood park sites.
- + Landscaping regulations are proposed to align with the City's design and construction standards.

### WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

AP (excluding School Sites, Joint Use Sites and District Parks)



# PS

# Parks and Services Zone

## WHAT IS THE ZONE INTENDED TO DO?

This zone allows development on parkland with programming intended to serve educational, recreational and community needs at the city wide, district and neighbourhood levels, in alignment with the park classifications in the Breathe, Edmonton's Green Network Strategy.

Building types proposed for this zone include schools, recreation centres, child care services, parks and more intensive recreation opportunities such as sports fields.



## KEY HIGHLIGHTS

- + An increased maximum building height of 16 m, compared to the 10 m maximum in the current (US) Urban Services and (AP) Public Parks Zones, is proposed to provide more flexibility and reduce potential variances for taller school buildings and structures such as gymnasiums for schools and recreation centres.
- + Height variances are proposed to continue to be allowed where it is necessary to accommodate features essential to the use of the site.
- + The requirement for an environmental review is proposed for development next to the (A) River Valley and (NA) Natural Areas Zones to mitigate potential environmental impacts.
- + Landscaping regulations are proposed to align with the City's design and construction standards.

## WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

US and AP (includes School Sites, Joint Use Sites and District Parks)

# PU

## Public Utility Zone

### WHAT IS THE ZONE INTENDED TO DO?

This zone allows for essential public infrastructure and facilities that keep the city running such as storm ponds, water treatment plants, transit facilities, power plants and fire and police stations.

### KEY HIGHLIGHTS

- + The scope, intent and general content of the zone remain the same.
- + Uses, terms and language will be updated to align with the new Zoning Bylaw.
- + Land Treatment is proposed to be removed from the list of uses as it is an industrial use.

### WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

PU



# UF

## Urban Facilities Zone

### WHAT IS THE ZONE INTENDED TO DO?

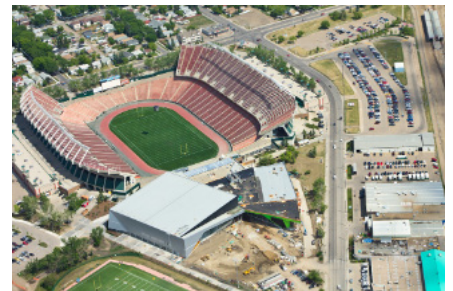
This zone allows large facilities of an institutional or community service nature such as long term care facilities, hospitals, recreation facilities and stadiums.

### KEY HIGHLIGHTS

- + The scope, intent and general content of the zone remain the same.
- + Uses, terms and language will be updated to align with the new Zoning Bylaw.

### WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

US (excluding School Sites and Joint Use Sites)



# UI

# Urban Institution Zone

## WHAT IS THE ZONE INTENDED TO DO?

This zone allows for large-scale educational or institutional facilities including MacEwan University, NAIT, Concordia University, and the City of Edmonton Orange Hub.

## KEY HIGHLIGHTS

- + The scope, intent and general content of the zone remain the same.
- + Uses, terms and language will be updated to align with the new Zoning Bylaw.



## WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

UI



# AJ

## Alternative Jurisdiction Zone

### WHAT IS THE ZONE INTENDED TO DO?

This zone identifies land and sites that will not be regulated by the Zoning Bylaw because it is under the jurisdiction of other levels of government, such as provincial or federal government buildings, prisons and universities. This zone may be able to accommodate urban Indigenous reserves.

### KEY HIGHLIGHTS

+ No changes are proposed.

### WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

AJ



# AG

## Agriculture Zone

### WHAT IS THE ZONE INTENDED TO DO?

This zone will continue to protect agricultural land for agricultural activities and limited residential development associated with the farm.

### KEY HIGHLIGHTS

- + The preservation of agricultural land is key in this zone. It mainly prohibits agricultural land from being subdivided unless outlined in a statutory plan.
- + A maximum of one parcel is allowed to be subdivided out from a quarter section.
- + Transparency and user experience is improved by consolidating the current Zoning Bylaw's subdivision regulations about agricultural subdivision into the zone.
- + Provides clarity on the limits for residential developments on agricultural land.



### WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

AG

# FD

## Future Urban Development Zone

### WHAT IS THE ZONE INTENDED TO DO?

This zone allows for agricultural operations, farmstead developments and other limited residential and rural activities that do not materially change the existing condition of the land until such a time comes that the lands are required for the uses contemplated in a Statutory Plan.

### KEY HIGHLIGHTS

- + The current (AGI) Industrial Reserve and (AGU) Urban Reserve Zones are proposed to be merged into a single reserve zone.
- + Performance Standards are proposed to be transferred from the Zoning Bylaw 12800 into the zone and updated for more clarity.
- + Some discretionary uses are maintained to support the purpose of this zone, where agricultural and rural uses will continue to be permitted as-of-right.



### WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

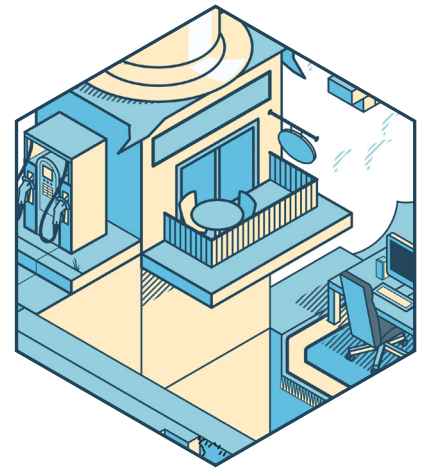
AGI, AGU, MA (some), MA1, and MA2 (some)

# Overlays

## WHAT IS THE PURPOSE OF AN OVERLAY?

Overlays are additional sets of rules applied to a defined area to achieve a specific purpose. Overlays will continue to be a tool available in the new Zoning Bylaw, but their focus and scope will be generally limited to environmental protection and risk mitigation.

The Zoning Bylaw Renewal proposes to retain and update existing overlays and retire outdated ones. This will be done to reduce complexity and facilitate desired development outcomes. The following is a summary of how the overlays of the current Zoning Bylaw are proposed to be handled.



### OVERVIEW OF OVERLAYS

OVERLAY	KEY HIGHLIGHTS
TO BE ADDED	
(APO) Airport Protection Overlay	<ul style="list-style-type: none"> <li>+ The Edmonton International Airport Vicinity Protection Area Regulation requires that the City notify the airport regulator when a development permit or subdivision application is made near the City of Edmonton's northern municipal boundary.</li> <li>+ This proposed overlay would formalize this process in the new Zoning Bylaw.</li> </ul>
TO BE UPDATED	
(FPO) Floodplain Protection Overlay	<ul style="list-style-type: none"> <li>+ The purpose of the Floodplain Protection Overlay is to mitigate the potential negative effects of a flood event and ensure the safety of those living in lands partially or wholly contained within the defined floodplains of the North Saskatchewan River and its tributaries.</li> <li>+ Applicable regulations from the current Special Information Requirements section have been incorporated into the overlay.</li> </ul>
(RVO) North Saskatchewan River Valley and Ravine System Protection Overlay	<ul style="list-style-type: none"> <li>+ The purpose of this Overlay is to provide a development Setback from the North Saskatchewan River Valley and Ravine system and mitigate the risks associated with top-of-bank landslides, erosions, and other environmental hazards.</li> <li>+ The required development setback from the North Saskatchewan River Valley and Ravine System is proposed to increase from 7.5 m to 10.0 m, in alignment with the City's Top of Bank policy.</li> </ul>



# Overlays

TO BE PARTIALLY INCORPORATED INTO STANDARD ZONES AND RETIRED	
Main Streets Overlay	<ul style="list-style-type: none"> <li>+ The purpose of this overlay is to encourage and strengthen the pedestrian-oriented character of Edmonton's main street commercial areas</li> <li>+ The design regulations of this overlay are proposed to be integrated into two new mixed use zones including regulations intended to enhance visual interest and support more pedestrian oriented development.</li> <li>+ This overlay is proposed to be retired.</li> </ul>
Mature Neighbourhood Overlay	<ul style="list-style-type: none"> <li>+ The purpose of this overlay is to regulate residential development in Edmonton's mature neighbourhoods, while responding to the context of surrounding development and maintaining the pedestrian-oriented designs of the streetscape</li> <li>+ Most of the current overlay regulations related to setbacks, height and notification are proposed to be retired to equalize development opportunities in the redeveloping areas of the city.</li> <li>+ Some building design regulations are revised and incorporated into the (RS) Small Scale Residential Zone.</li> <li>+ Regulations related to alley access will be maintained in the (RS) Small Scale Residential Zone to preserve sidewalks, boulevard trees, and streetscapes in existing neighbourhoods.</li> <li>+ This overlay is proposed to be retired.</li> </ul>
TO BE RETIRED	
Industrial Plan Overlays	<ul style="list-style-type: none"> <li>+ The purpose of this overlay is to provide a means to alter Use and to alter or specify regulations for Uses and Use activities</li> <li>+ This overlay has not been implemented since its introduction into the current Zoning Bylaw in 2001 and is, therefore, proposed to be retired.</li> </ul>
Major Commercial Corridors Overlay	<ul style="list-style-type: none"> <li>+ The purpose of this overlay is to ensure visually attractive commercial development along Edmonton's major corridors.</li> <li>+ The proposed (CG) General Commercial and (BE) Business Employment Zones will include building design regulations to support good design. As a result, this overlay is proposed to be retired.</li> </ul>

# Overlays

<p>Secondhand Stores and Pawn Stores Overlay</p>	<ul style="list-style-type: none"> <li>+ The purpose of this overlay is to supplement regulations of Commercial Zones regarding Secondhand and Pawn Stores in order to require notification to surrounding property owners.</li> <li>+ The proposed new Indoor Sales and Services Use will incorporate the current Secondhand Stores and Pawn Stores uses. This will be a permitted use in many of the new zones.</li> <li>+ A focus of the new Zoning Bylaw is to regulate based on land use impacts. Because the land use impacts associated with pawn stores and secondhand stores are similar to other retail and financial services, this overlay is proposed to be retired.</li> </ul>
<p>Whyte Avenue Commercial Overlay</p>	<ul style="list-style-type: none"> <li>+ The Whyte Avenue Commercial Overlay functions as a moratorium on new bars and nightclubs, limiting the expansion of existing bars to outdoor patios to address issues related to social disorder.</li> <li>+ A focus of the new Zoning Bylaw is to regulate based on land use impacts; zoning is not an effective or appropriate tool to regulate patron behaviour. As a result, this overlay is proposed to be retired.</li> </ul>
<p>The Quarters Overlay</p>	<ul style="list-style-type: none"> <li>+ The Quarters Overlay applies to the Direct Control Zones within its boundaries.</li> <li>+ It was created to apply common regulations to, and reduce the prescriptive regulations in the Direct Control Zones in order to achieve the objectives of the Quarters Area Redevelopment Plan and the Quarters Urban Design Plan.</li> <li>+ Due to a technical limitation in the wording of the Direct Control Zones which apply to The Quarters, an updated overlay is not proposed as part of the new Zoning Bylaw.</li> <li>+ The Direct Control Zones within the overlay's boundary make specific reference to the overlay's section in Zoning Bylaw 12800, which means that the Direct Control Zones reference the overlay as it existed at the time the Direct Control Zones were passed by Council.</li> <li>+ The current regulatory approach for this area is complex. A future dedicated project would be required to rezone the Quarters and to simplify its regulations.</li> </ul>
<p>High Rise Residential Overlay</p>	<ul style="list-style-type: none"> <li>+ The High Rise Residential Overlay applies to the current (RA9) High Rise Apartment Zone in three areas of the city (Belvedere, Stadium Station and Garneau).</li> <li>+ The overlay includes additional limits on commercial uses, height limits for specific sites, minimum density, additional setback and design regulations and specific notification requirements.</li> <li>+ This overlay is proposed to be retired; however, sites currently limited by the maximum height of 23 m (as identified in Appendix 1 of the overlay) are proposed to be rezoned to the (RM) Medium Scale Residential Zone with the 23 m height modifier, with the exception of sites with existing development taller than 23 m, which are proposed to have the 28 m height modifier. Sites not limited by the maximum height of 23 m (as identified in Appendix 2 of the overlay) are proposed to be rezoned to the proposed (RL) Large Scale Residential Zone.</li> </ul>

# Special Area Zones

## WHAT ARE THE ZONES INTENDED TO DO?

These zones regulate development within specific areas of the city to achieve the planning objectives of approved statutory plans for areas with special or unique attributes that can't be accommodated through standard zoning.

The current Zoning Bylaw has 19 Special Areas and 75 Special Area Zones located in a range of different neighbourhoods. They include industrial, commercial, residential and mixed-use zones.

## KEY HIGHLIGHTS

- + Special Area Zones have been evaluated to determine their equivalence with new zones drafted in proposed Zoning Bylaw.
- + The remaining Special Area Zones will be maintained and updated to align with the new Zoning Bylaw, including aligning the current uses with the new use classes where possible.
- + The Terwillegar Towne and Graydon Hill Special Area Zones will be rezoned to the closest equivalent new zone, as they are no longer considered to be special or unique.
- + The new Zoning Bylaw proposes to recognize portions of the North Saskatchewan River Valley and Ravine System as a new Special Area (River Valley Special Area).



# River Valley Special Area Zones

## WHAT ARE THE ZONES INTENDED TO DO?

These zones regulate parkland activity nodes within the North Saskatchewan River Valley and Ravine System to allow for recreation and environmental protection in specific areas. These new zones replace the current (AN) River Valley Activity Node Zone and apply to the Edmonton Valley Zoo, Muttart Conservatory, Fort Edmonton Park, Louise McKinney Riverfront Area, Buena Vista Park and River Crossing Area.



## KEY HIGHLIGHTS

- + The current (AN) River Valley Activity Node Zone will be divided into the following new River Valley Special Area Zones: (A1) Fort Edmonton Park Zone; (A2) Muttart Conservatory Zone; (A3) Louise McKinney Riverfront Zone; (A4) Edmonton Valley Zoo Zone; (A5) Buena Vista Park Zone; and (A6) River Crossing Zone.
- + Discretionary uses will continue to be used in these zones to support preservation of the river valley and ravine system and alignment with Statutory Plans.
- + Uses, terms and language will be updated to align with the new Zoning Bylaw. The scope, intent and general content of the zones remains the same.

## WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

AN



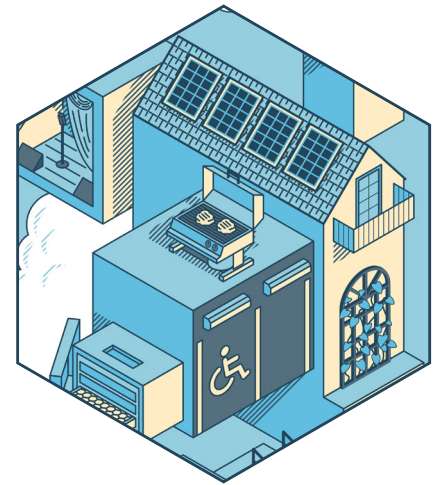
# Direct Control (DC) Zones

## WHAT ARE THE ZONES INTENDED TO DO?

These zones will continue to control the use, development, siting and design of buildings, or disturbance of land of individual sites through a zone with specifically tailored regulations where any other zone would be inadequate.

Direct Control zones will be used under the following circumstances:

- + Where the proposed development on a site cannot generally be accommodated by the development regulations of the closest equivalent standard zone;
- + Where the proposed development requires specific or comprehensive regulations on a site to ensure land use conflicts with surrounding properties are minimized;
- + For a site with unique characteristics;
- + To establish, preserve or enhance areas of special environmental concern as identified in a statutory plan; or
- + To establish, preserve or enhance sites or areas of special historical, cultural, paleontological, archaeological, prehistoric, natural, scientific or aesthetic interest, as designated under the Historical Resources Act.



## KEY HIGHLIGHTS

- + Existing Direct Control zones will not be rezoned.
- + The distinction between DC1 and DC2 is proposed to be removed, creating a single Direct Control zoning tool for all future Direct Control zones.

## WHAT IS ITS PROPOSED EQUIVALENCY IN ZONING BYLAW 12800?

DC1, DC2

# General Development Regulations

## WHAT ARE THESE REGULATIONS INTENDED TO DO?

General development regulations are additional rules that apply to development on all sites and work together with the rules in zones and overlays. These rules generally take precedence over rules in the zone or overlay, with some exceptions. Some General Development Regulations have either been added, incorporated into zones, updated or retired where no longer needed.

## KEY HIGHLIGHTS

### Landscaping

- + This section includes rules to ensure that landscaping is provided for new development to support more livable and attractive communities and to contribute to Edmonton's urban forest and biodiversity.
- + Generally, tree and shrub requirements have been simplified, and regulations for small and large scale development and parking lots have been updated.

### Parking, Access and Site Circulation

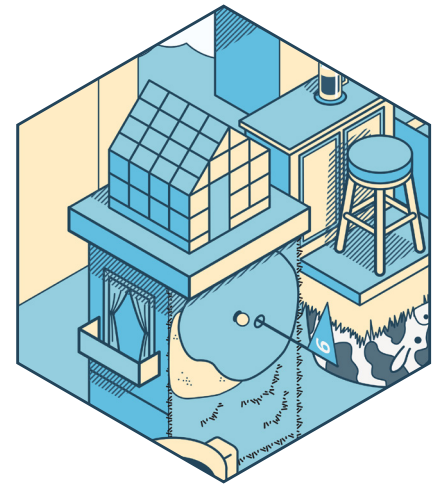
- + This section provides rules on how a vehicle accesses a site, parking lot and parking space design, maximum parking space allowances in certain areas of the city, and barrier-free parking, loading, and bike parking requirements.
- + Outcomes established through the Open Option Parking bylaw amendments adopted by City Council in 2020 are maintained; homeowners and businesses will continue to be able to choose how much parking they provide on their properties.
- + Bike parking regulations have been modernized to support cycling needs and to support modal shifts.

### Site Performance Standards

- + This new section includes regulations on lighting, waste collection, nuisance mitigation and oversized vehicles in residential zones.

### Building Facade Design

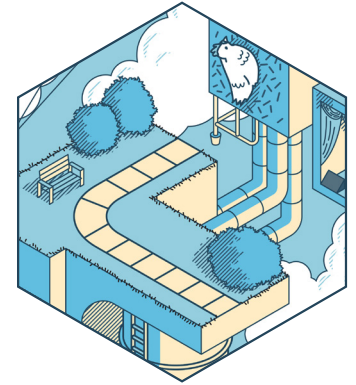
- + A new section had been proposed which was intended to standardize and provide clear guidance on how building design techniques should be applied in order for development to mitigate massing, height and other building impacts.
- + Based on the Fall 2022 engagement feedback, this section is proposed to be removed. Regulations intended to control building facade design to mitigate massing and other impacts have been proposed in the relevant zones instead.



# Specific Development Regulations

## WHAT ARE THESE REGULATIONS INTENDED TO DO?

Specific Development Regulations are additional rules that apply only to specific uses or activities and work together with the rules in zones and overlays. Generally, Specific Development Regulations take precedence over rules in a zone or overlay, with some exceptions. Some Specific Development Regulations have either been added, incorporated into zones, updated or retired where no longer needed.



## KEY HIGHLIGHTS

### Backyard Housing

- + This section revises the current Garden Suite regulations to expand housing opportunities in a residential site's backyard and equalize development potential across residential zones.
- + This building form is proposed to no longer be required to be accessory to a primary dwelling.
- + The potential for backyard housing to be attached at the side is proposed, with limitations on size.
- + This section will continue to regulate the massing of housing in the backyard similarly to how garden suites are currently regulated in order to ensure that development occurs at an appropriate scale.

### Home Based Businesses

- + This proposed section combines the current Minor and Major Home Based Business sections into a single set of rules to provide more flexibility for small business owners and to increase opportunities for home based businesses.
- + A home based business is proposed to now allow an exterior presence (i.e., a storefront), with the requirement that any outward aspects of the business be integrated and visually consistent with the dwelling.
- + New regulations are proposed to minimize potential impacts from a home based business.

### Crematoriums

- + Due to potential nuisance impacts from crematorium emissions, this new section proposes, as a precautionary approach, a minimum separation distance from sensitive uses such as residential uses, schools and daycares.

### Cannabis Retail Stores and Liquor Stores

- + These sections set minimum distances from certain uses and are proposed to be retained at this time. These sections are proposed to be reviewed for potential changes after the implementation of the new Zoning Bylaw.

### Signs

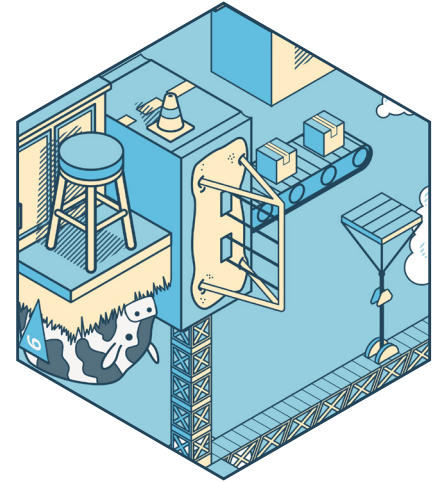
- + This proposed section combines the current Sign Regulations section, associated schedules, and the sign-related regulations within the Main Streets Overlay and the Home Based Business sections, into a single Signs section.
- + Sign Uses have been consolidated from 14 to 6, and the sign section proposes updated regulations to reflect this.
- + Where Signs are shifting from discretionary uses to permitted uses in Zones, the regulations are proposed to be adjusted to ensure impacts on neighbouring properties are minimized.
- + Where on-premises and off-premises advertising is currently regulated through use definitions, the type of advertising permitted on a site is proposed to be regulated through use qualifiers in the zone, and through regulation in the applicable Sign Subsection.

# Administrative and Interpretive Regulations

## WHAT ARE THESE REGULATIONS INTENDED TO DO?

This part of the Zoning Bylaw contains sections that provide guidance on:

- + How to use and interpret the bylaw.
- + The responsibility of development planners and the subdivision authority with respect to development applications.
- + When development permits are required and permit exemptions for certain kinds of development.
- + Rules for the development process like when a variance can be granted, how notification must take place, when special information requirements can be requested, and how the bylaw is enforced.



## KEY HIGHLIGHTS

- + Class A and Class B development permits are proposed to be renamed to Permitted Development and Discretionary Development, respectively.
- + When a development permit application is approved, it is proposed for notification to be posted on a publicly accessible web page.
- + The requirement for development permit notification signs is proposed to be expanded to additional areas and development forms.
- + The current notification requirement for permitted (Class A) developments is proposed to be removed, as these developments comply with the Zoning Bylaw and are required to be approved. Development permit notification signs and public web pages are proposed to fill the role of notifying surrounding residents of the development.
- + A new development notification platform is being developed for opt-in notifications to enhance the notification for users who choose.
- + To improve equity in the bylaw, notice of discretionary development is proposed to be sent to both the address of surrounding properties, and to the property owner's address, if different, to ensure renters are also notified.
- + The term "development officer" is proposed to be replaced with "development planner" due to the connotations of the word "officer" and to recognize the nature of the role.
- + Development permit application submission requirements are proposed to be removed from the Zoning Bylaw; submission requirements are listed on application checklists that live outside the bylaw.
- + Variance criteria are proposed to be revised to formalize the role of policy and other factors in decision making.
- + Development in Direct Control Zones is proposed to be recategorized as permitted development.



# Definitions

## WHAT ARE THESE REGULATIONS INTENDED TO DO?

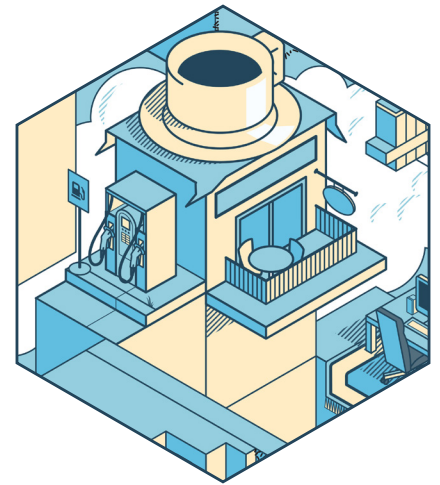
This part of the bylaw is broken into two sections:

### General Definitions

A comprehensive review of the current bylaw's general definition sections has been carried out to determine which were still relevant, which needed updating, and which were no longer relevant and could be retired. New definitions are proposed to support new regulations.

### Use Definitions

The draft Zoning Bylaw proposes to reduce the number of uses by nearly 60 per cent, from 125 current uses to 51 proposed uses, by grouping activities based on their common functional or land use impacts. This approach will allow for a greater range of activities to occur in a building or space, and will help future-proof the new Zoning Bylaw through a more versatile, inclusive approach.



## KEY HIGHLIGHTS

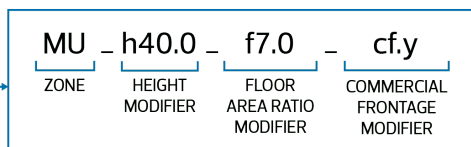
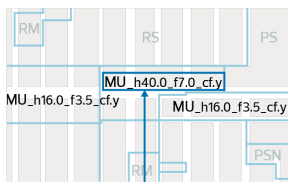
- + The consolidation of uses based on land use impacts will allow more flexibility to meet changing business needs and result in fewer change-of-use development permit applications, streamlining the permitting and licensing processes.
- + The proposed Indoor Sales and Services use combines 20 similar uses from the current Zoning Bylaw to provide flexibility on the type of retail and personal service activities that can occur in buildings where this use is listed.
- + The proposed Residential use combines 10 similar uses in the current Zoning Bylaw, recognizing that different housing types are all just places where people live. Different types of residential buildings will be described through general definitions to allow application of specific regulations.

# Zone Modifiers

## WHAT IS A ZONE MODIFIER?

Some zones have regulations that will be identified directly on the Zoning Map. These types of regulations are referred to as Zone Modifiers.

Zone Modifiers can be changed depending on the context of the site and policy direction provided by district plans, The City Plan and other relevant City policy through the rezoning process.



As shown in the image above, the approved Zoning Map will display within the zoning label:

- + the maximum height modifier (the number following the 'h' in metres),
- + the maximum floor area ratio modifier (number following the 'f' as a multiplier), and
- + where applicable, the Commercial Frontage modifier ('cf.y' where 'y' means 'yes' and 'n' means 'no' and the Commercial Frontage modifier does not apply).

## HOW WILL ZONE MODIFIERS BE USED?

Initially, Zone Modifiers will be applied to some zones to recognize current development rights. In the future they will be applied or modified for specific zones through the rezoning process based on policy direction and site context.

- + In the (MU) Mixed Use Zone, Zone Modifiers will be used to establish development intensity with respect to height and floor area ratio, and to require commercial at ground level in specific areas to maintain and reinforce existing commercial on main streets or as directed through policy.
- + In the (RM) Medium Scale Residential Zone and the (RL) Large Scale Residential Zone, modifiers will adjust height and floor area ratio for medium-scale and large-scale housing to respond to different neighbourhood contexts and any applicable policy direction.
- + In the (RSM) Small-Medium Scale Transition Residential Zone, modifiers will be used to establish maximum height based on the context of the site.
- + Based on the Fall 2022 engagement feedback, Context Modifiers has been renamed to Zone Modifiers.