

# MISSING MIDDLE ZONING REVIEW

*Summary of Changes to Zoning Bylaw 12800  
Approved by Edmonton City Council August 26, 2019*

[EDMONTON.CA/MISSINGMIDDLEHOUSING](http://EDMONTON.CA/MISSINGMIDDLEHOUSING)

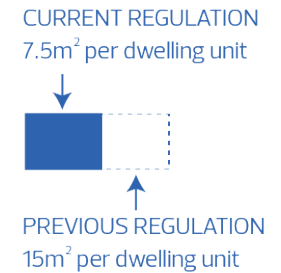
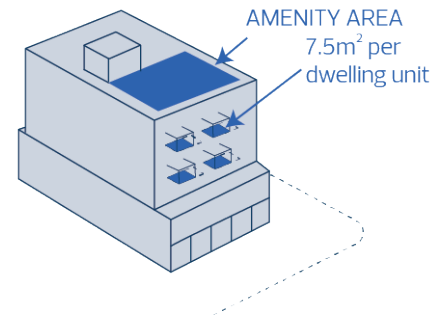
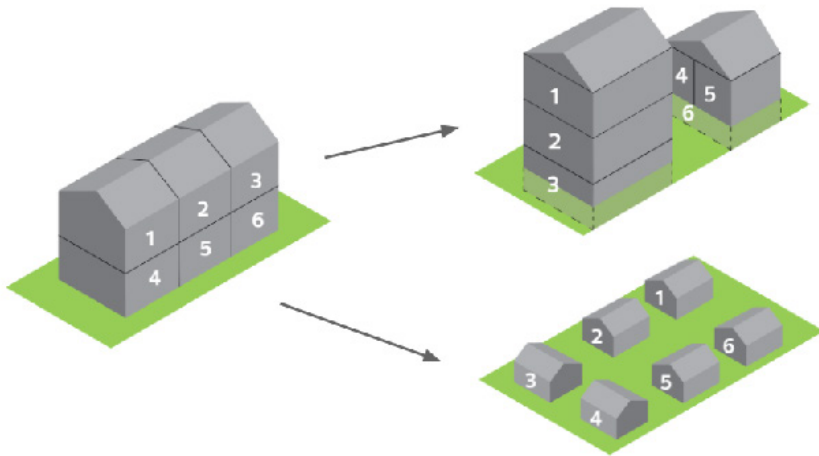
The logo for the City of Edmonton, featuring the word "Edmonton" in a white, sans-serif font on a dark blue background.

## Multi-unit Housing

Multi-unit Housing means development that consists of three or more principal dwellings arranged in any configuration and in any number of buildings. This Use does not include Blatchford Townhousing or Blatchford Stacked Row Housing.

## Amenity Area

Amenity Area for Multi-unit Housing project is reduced from 15m<sup>2</sup> for each residential unit on site to 7.5m<sup>2</sup>.  
The minimum length and width is 1.5m x 1.5m.



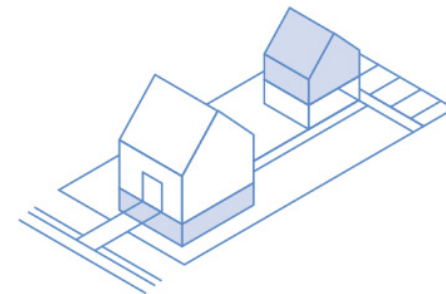
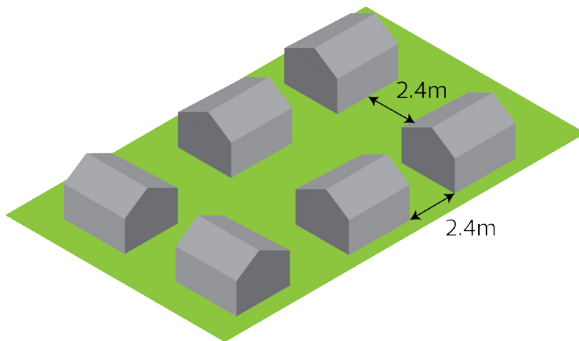
This diagram shows how Multi-unit Housing can be configured in multiple ways, where six residential units can be located in one, two, or multiple individual buildings.

## Separation Space

The minimum Separation Space between all residential buildings on the same Site shall be 2.4 m.

## Garden Suite and Secondary Suite

Permitted ONLY with Single Detached Housing in the (RF1) Single Detached Residential Zone, (RF2) Low Density Infill Zone, and the (RF3) Small Scale Infill Development Zone



# (RF3) Small Scale Infill Development Zone

## Uses

- Multi-unit Housing is introduced as a permitted use
- Allow Multi-unit Housing to be located anywhere that site size requirements are met, including mid-block, to allow mid-block townhouses, for example.
- Single detached, semi-detached, and duplex housing will remain as permitted uses
- Allow a single detached house to have both a garden suite and secondary suite

## Appearance

- Require an entrance feature for buildings facing a street
- Require all street-adjacent units with floor area on the main floor to have direct access to ground level in buildings larger than a detached house
- Building facade length limited to less than 28.1m wide

## Overlays

- Still subject to all regulations of the Mature Neighbourhood Overlay

## Other Regulations

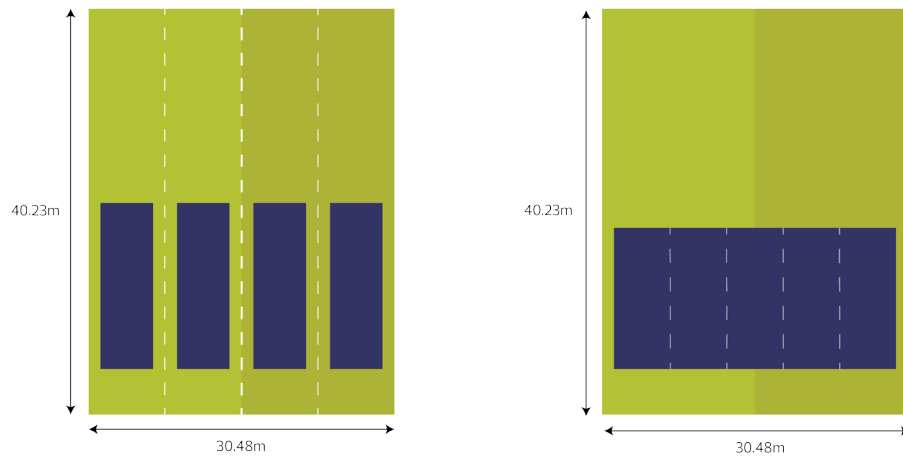
- Remove the four dwelling limit set out in the purpose statement
- Revise allowable activities in rear and side yards, including storage and parking, while ensuring appropriate screening is provided

	Existing (including MNO sites)	New (including MNO sites)
<b>Minimum Site Width</b>	10m – 17m	7.5m
<b>Minimum Site Depth</b>	30m	No change
<b>Minimum Site Area</b> (Single-detached housing)	250.8m <sup>2</sup>	225m <sup>2</sup>
<b>Minimum Site Area</b> (all other housing forms)	300m <sup>2</sup> – 450m <sup>2</sup>	300m <sup>2</sup>
<b>Maximum Site Coverage</b> (Single, Semi-detached, Duplex Housing)	40% – 42%	42%
<b>Maximum Site Coverage</b> (Multi-unit Housing)	45%	No change



# (RF3) Small Scale Infill Development Zone

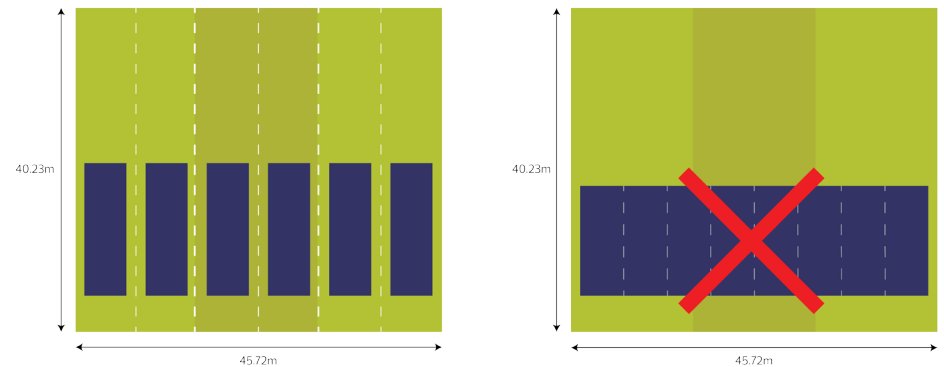
4 x 25 foot wide lots



This diagram shows how two 50-foot wide lots can be redeveloped to four 25 foot wide lots to build four single-detached houses OR a 5-unit multi-unit housing project where the face of the building is 28.1m wide along the street.

However, three 50-foot wide lots would not be allowed to be redeveloped into an 8-unit multi-housing project where the face of the building is wider than 28.1m, even if it is articulated. The impact is the overall massing and width of the face of the building.

6 x 25 foot wide lots



# (RF5) Row Housing Zone

## Uses

- Multi-unit Housing is introduced as a permitted use

## Appearance

- Require an entrance feature for buildings facing a street
- Require all street-adjacent units with floor area on the main floor to have direct access to ground level
- Design features are required for front and side façades

## Overlays

- Subject to all regulations of the Mature Neighbourhood Overlay, except for Height
- Minor changes to the Rear Setbacks to allow different types of housing forms such as courtyard housing

## Setbacks

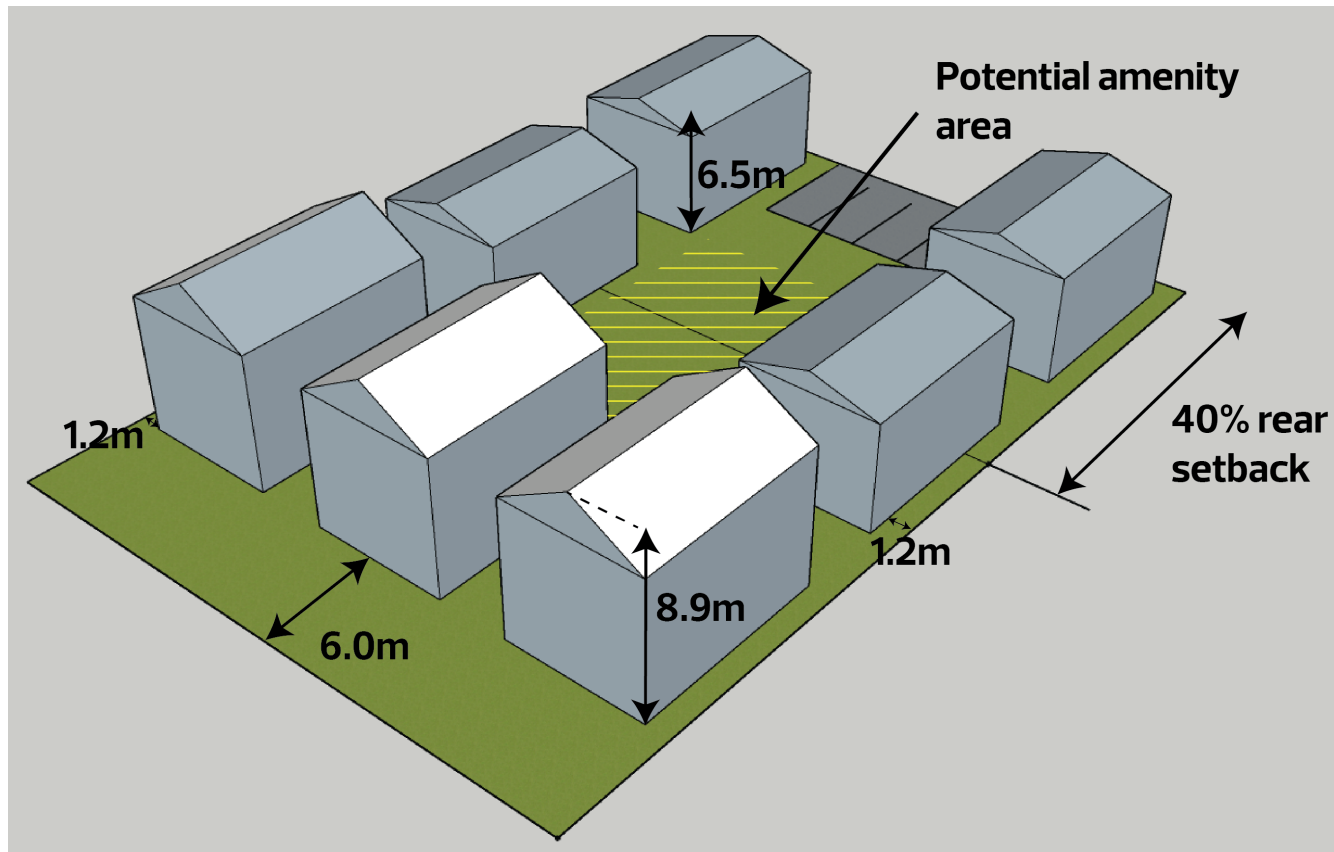
- Remove 7.5m requirement when abutting RF5 Zone or a zone permitting Single Detached Housing

## Other Regulations

- The average number of bedrooms in a Dwelling in a development shall be at least 2.25
- Parking, loading, storage, and trash collection allowed in side setback where a landscape buffer is provided

	Existing	Existing (MNO)	New	New (MNO)
Minimum Site Width	5m – 20m	5m – 20m	5m	5m
Minimum Site Depth	30m	30m	No change	No change
Minimum Site Area	150m <sup>2</sup> – 740m <sup>2</sup>	150m <sup>2</sup> – 740m <sup>2</sup>	125m <sup>2</sup> per Dwelling	125m <sup>2</sup> per Dwelling
Maximum Density (Dwellings per hectare)	42	42	Removed	Removed
Minimum Density (Dwellings per hectare)	None	None	35	35
Maximum Height	10m	8.9m	10m	10m
Maximum Site Coverage	40% – 55%	40% – 55%	50%	50%
Minimum Rear Setback (for individual buildings less than 6.5m in Height)	7.5m	40% of Site Depth	1.2m	1.2m

# (RF5) Row Housing Zone



This diagram of a Multi-unit Housing project describes how a site consisting of smaller houses surrounding a courtyard (i.e. courtyard housing) could be planned out in the Mature Neighbourhood Overlay. The houses facing the street are allowed to be taller (8.9m in the example, 10m maximum) but the houses that are within the rear setback of 7.5m (or 40% site depth for sites in the Mature Neighbourhood Overlay) can only be a maximum 6.5m in height. In this example, the front setback is 6.0m, but the minimum front setback is 4.5m in the RF5 Zone. Separation Space between the buildings are required.

# (UCRH) Urban Character Row Housing Zone

## Uses

- Multi-unit Housing is introduced as a permitted use

## Appearance

- Require all units to have direct access to ground level

## Overlays

- Not subject to any overlays

## Site Coverage

- Consolidating all site coverage requirements
- Total maximum site coverage of 50%, providing more flexibility in site coverage for a mix of principal and accessory buildings

## Other Regulations

- Removing redundant garage and driveway size regulations; applying attached garage regulations from the Mature Neighbourhood Overlay to developments in mature neighbourhoods
- Removing redundant landscaping requirements
- Removing some design regulations that are redundant or difficult to enforce

	Existing	New
Minimum Site Width	5m – 20m	5m
Minimum Site Depth	30m	No change
Minimum Site Area	150m <sup>2</sup> – 740m <sup>2</sup>	125m <sup>2</sup> per Dwelling
Maximum Density (Dwellings per ha)	54 – 63	Removed
Minimum Density (Dwellings per ha)	30 – 35	35
Minimum Side Setback (flanking a public roadway other than a Lane)	4.5m	3m
Maximum Site Coverage	40% – 55%	50%

# (RA7) Low Rise Apartment Zone

## Uses

- Multi-unit Housing is introduced as a permitted use
- Allow Single Detached, Semi-detached and Duplex Housing as discretionary uses if these existed prior to the approval of these changes
- Some additional low impact commercial uses will be permitted

## Appearance

- All residential units in buildings larger than a single detached house that have floor area on the main floor are required to provide entrances facing the street. This is not required for buildings outside of the Mature Neighbourhood Overlay and has a front setback greater than 4.5m
- Front, side and rear façades shall include different design techniques such as articulation, different rooflines, variation in building setbacks
- Requirement for vehicular access to be provided from the lane where one exists
- Contextual front setbacks where adjacent to low density development in mature neighbourhoods
- Smaller front setbacks on pedestrian shopping streets
- Pedestrian walkway upgrades may be required
- Specific design regulations for developments along 109 Street

## Overlays

- Incorporate the following regulations from the Medium Scale Residential Infill Overlay into the zone
- Medium Scale Residential Infill Overlay is deleted and no longer applies to the RA7 Zone

## Other Regulations

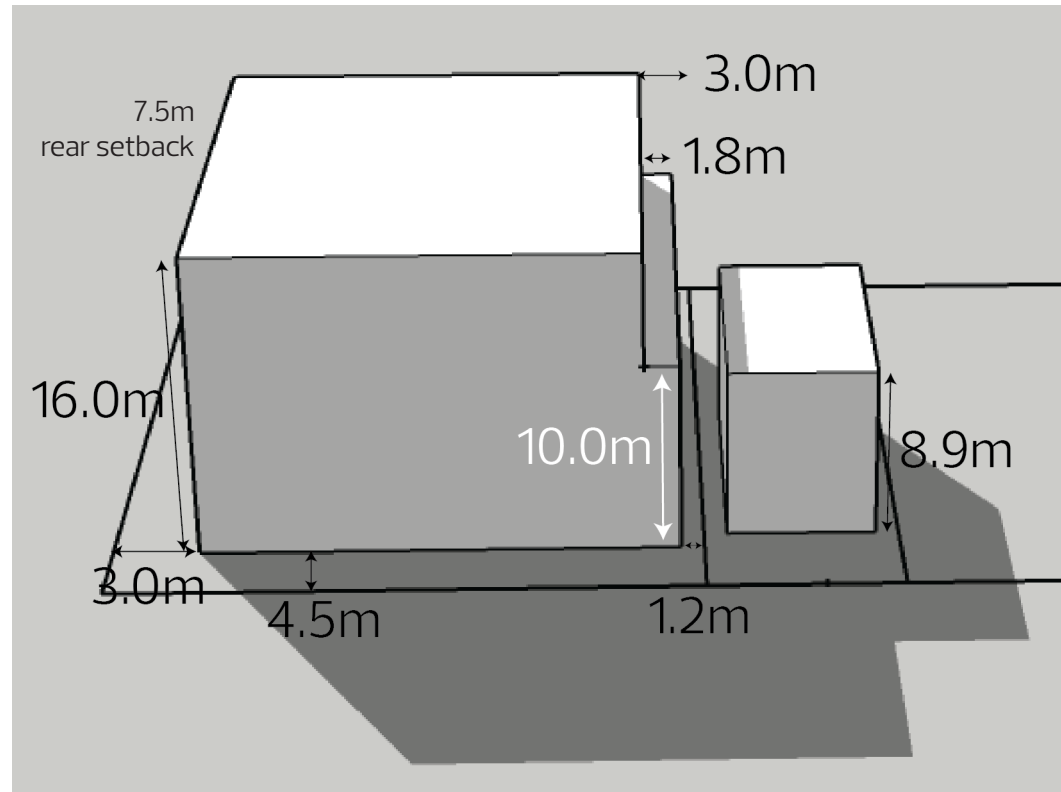
- Incentives for providing residential units greater than 100m<sup>2</sup> (1076 ft<sup>2</sup>) in area with 3 or more bedrooms
- Surface parking to be located behind or beside a building, not between the building and the street
- Parking, loading, storage, and trash collection allowed in side setback where a landscape buffer is provided
- Soil depth above underground parking areas is required to accommodate landscaping
- Commercial uses are only allowed on the ground floor
- Commercial uses that are not fronting along an arterial road shall be smaller than 275m<sup>2</sup>



# (RA7) Low Rise Apartment Zone

	Existing	New
<b>Maximum Density</b> (Dwellings per hectare)	125	Removed
<b>Minimum Density</b> (Dwellings per hectare)	None	45
<b>Minimum Site Width</b>	20m	Removed
<b>Minimum Site Area</b>	800m <sup>2</sup>	Removed
<b>Maximum Floor Area Ratio</b>	1.2	2.3; 2.5 with larger units
<b>Minimum Front Setback</b>	6m	4.5m
<b>Minimum Front Setback</b> (Sites in the Mature Neighbourhood Overlay that abut low-density zones)	6m	6m, but could be reduced based on context
<b>Minimum Rear Setback</b>	7.5m	7.5m
<b>Minimum Rear Setback for individual buildings up to 6.5m in Height</b>	Not applicable	1.2m
<b>Minimum Side Setback</b>	1m per storey; 2m minimum	1.2m; 3m for portion of building where Height is greater than 10m
<b>Minimum Side Setback</b> (flanking a public roadway other than a Lane)	4.5m	3m
<b>Minimum Side Setback for Sites greater than 1.0 ha and abut a low-density zone</b>	1m per storey; 2m minimum	7.5m, can be reduced to 3m if criteria met
<b>Minimum Side Setback for Sites greater than 1.0 ha, abut a low-density zone, and the proposed building is greater than 10m in Height</b>	1m per storey; 2m minimum	10m, can be reduced to 5.5m if criteria met

# (RA7) Low Rise Apartment Zone



This picture describes the height limit and setbacks for a hypothetical four-storey building. Design techniques such as articulation, varied rooflines, or different building setbacks will be required on all sides of the building.

# (RA8) Medium Rise Apartment Zone

## Uses

- Multi-unit Housing is introduced as a permitted use
- Allow Single Detached, Semi-detached and Duplex Housing as discretionary uses if these existed prior to the approval of these changes
- Some additional low impact commercial uses will be permitted

## Appearance

- All residential units in buildings larger than a single detached house that have floor area on the main floor are required to provide entrances facing the street. This is not required for buildings outside of the Mature Neighbourhood Overlay and has a front setback greater than 4.5m
- Front, side and rear façades shall include different design techniques such as articulation, different rooflines, variation in building setbacks
- Requirement for vehicular access to be provided from the lane where one exists
- Contextual front setbacks where adjacent to low density development in mature neighbourhoods
- Smaller front setbacks on pedestrian shopping streets
- Pedestrian walkway upgrades may be required

## Overlays

- Incorporate following regulations from the Medium Density Residential Overlay into the zone
- Medium Density Residential Overlay is deleted and no longer applies to the RA8 Zone

## Other regulations

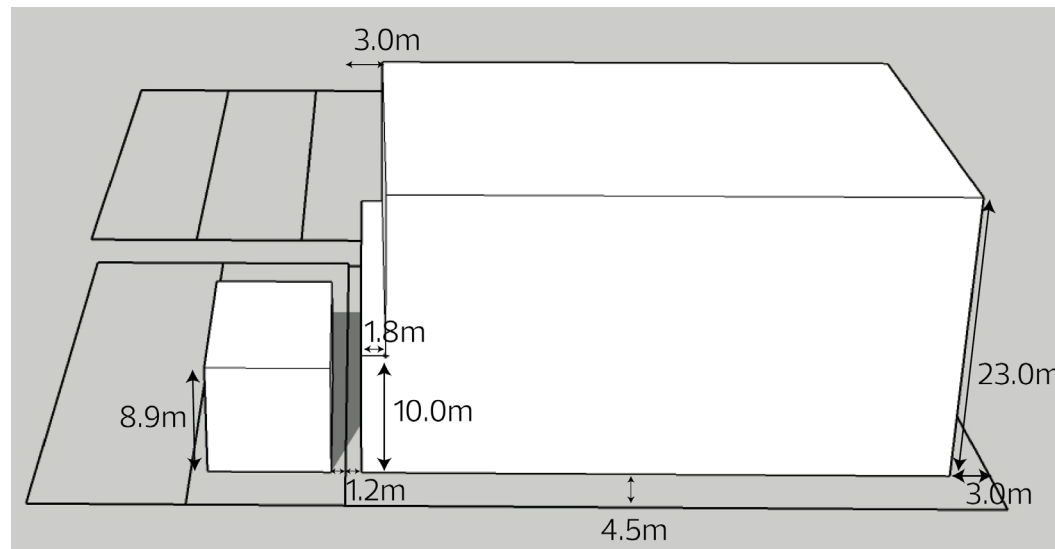
- Incentives for providing residential units greater than 100m<sup>2</sup> (1076 ft<sup>2</sup>) in area with 3 or more bedrooms
- Surface parking to be located behind or beside a building, not between the building and the street
- Parking, loading, storage, and trash collection allowed in side setback where a landscape buffer is provided
- Soil depth above underground parking areas is required to accommodate landscaping
- Commercial uses are only allowed on the ground floor
- Commercial uses that are not fronting along an arterial road shall be smaller than 275m<sup>2</sup>

# (RA8) Medium Rise Apartment Zone

	Existing	New
Maximum Density (Dwellings per ha)	224	Removed
Minimum Density (Dwellings per ha)	None	75
Minimum Site Width	20m	Removed
Minimum Site Area	800m <sup>2</sup>	Removed
Maximum Floor Area Ratio	2.5	3.0; 3.3 with larger units
Maximum Site Coverage	50%	Removed
Minimum Front Setback	6m	4.5m
Minimum Front Setback (Sites in the Mature Neighbourhood Overlay that abut low-density zones)	6m	6m, but could be reduced based on context
Minimum Rear Setback	7.5m	7.5m
Minimum Rear Setback for individual buildings up to 6.5m in Height	Not applicable	1.2m
Minimum Side Setback	1m per storey; 2m minimum	1.2m; 3m for portion of building where Height is greater than 10m
Minimum Side Setback beside a street	4.5m	3m
Minimum Side Setback for Sites greater than 1.0 ha and abut a low-density zone	1m per storey; 2m minimum	7.5m, can be reduced to 3m if criteria met
Minimum Side Setback for Sites greater than 1.0 ha, abut a low-density zone, and the proposed building is greater than 10m in Height	1m per storey; 2m minimum	10m, can be reduced to 5.5m if criteria met



# (RA8) Medium Rise Apartment Zone



This picture describes the height limit and setbacks for a hypothetical six-storey building. Design techniques such as articulation, varied rooflines, or different building setbacks will be required on all sides of the building.



For more information about the Missing Middle project, visit:  
[edmonton.ca/missingmiddlehousing](https://edmonton.ca/missingmiddlehousing)

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