

A detailed isometric illustration of a city scene in shades of blue and yellow. It includes a train on tracks, various buildings, a house with a tree, a bicycle, a coffee cup, and other urban elements. A vertical blue line is positioned to the left of the main text.

Zoning Bylaw Renewal Initiative **Proposed Zone Equivalencies**

May 2023

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WHAT IS THIS DOCUMENT?

Edmonton's Zoning Bylaw is going through its first comprehensive overhaul in over 60 years, providing an opportunity to rethink how, what and why the City of Edmonton regulates zoning and land development. In order to implement the new Zoning Bylaw (pending approval by City Council), the majority of Edmonton's properties will need to be rezoned from their current zone in Bylaw 12800 to the new Zoning Bylaw's closest equivalent zone, through a city-wide rezoning process.

Alongside the creation of the proposed new draft Zoning Bylaw, city-wide rezoning Guiding Principles were presented to and approved by Urban Planning Committee (a committee of City Council) in 2021 and 2022, respectively. The proposed zone equivalencies in this document outline what new zones should be applied where in Edmonton, in alignment with the 2023 draft Zoning Bylaw. The Guiding Principles served as the most important point of reference while Administration determined the proposed equivalent zones.

THE GUIDING PRINCIPLES:

1. It is intended that properties should experience little to no loss of development rights
2. Properties will be rezoned to the closest equivalent zone under the new Zoning Bylaw
3. Non-conforming uses and developments, as a result of the zone transition, will be minimized
4. New infrastructure and service upgrades are not anticipated to be required as a result of the rezoning transition. Infrastructure requirements will be reviewed on a case-by-case basis at the subdivision and/or development permit application stage
5. Protection of Municipal Historic Resources and Heritage Areas will be maintained
6. Rezoning will be closely aligned with taxation and assessment timelines to support a seamless transition
7. Rezoning will not have an immediate impact on the tax assessment value for the vast majority of properties
8. Direct Control Zones are out of scope and thus will not be rezoned to the closest equivalent zone under the new Zoning Bylaw
9. Complex/major Special Area Zones are out of scope

Note: Text in **green font** are changes and updates that were made since the previous version of this document was publicly released in Q4 2022. Visit engaged.edmonton.ca/zoningbylawrenewal to learn more and provide your feedback from May 1 to 31, 2023.

RESIDENTIAL ZONES

Proposed Zone	Equivalent Zone in Zoning Bylaw 12800
<u>RS - Small Scale Residential Zone</u>	<u>(RF1) Single Detached Residential Zone</u> <u>(RF2) Low Density Infill Zone</u> <u>(RF3) Small Scale Infill Development Zone</u> <u>(RF4) Semi-detached Residential Zone*</u> <u>(RF4t) Terwillegar Semi-detached Residential Zone</u> <u>(RMH) Mobile Home Zone*</u> *This applies to some sites within the Redeveloping Area of The City Plan.
<u>RSF - Small Scale Flex Residential Zone</u>	<u>(RPL) Planned Lot Residential Zone</u> <u>(RSL) Residential Small Lot Zone</u> <u>(RLD) Residential Low Density Zone</u> <u>(RMD) Residential Mixed Dwelling Zone</u> <u>(RF4) Semi-detached Residential Zone</u> , where located in a Developing Area <u>(RMH) Mobile Home Zone</u> , for Evergreen, Westview Village, and Maple Ridge <u>(RPLt) Terwillegar Planned Lot Residential Zone</u> <u>(TSDR) Terwillegar Single Detached Residential Zone</u> <u>(TSLR) Terwillegar Small Lot Residential Zone</u> <u>(GHLd) Special Area Graydon Hill Low Density Residential Zone</u>
<u>RSM - Small-Medium Scale Transition Residential Zone</u> With the following zone modifiers for height: RF5 to RSM_h12.0	<u>(RF5) Row Housing Zone</u> <u>(UCRH) Urban Character Row Housing Zone</u> <u>(RF5t) Terwillegar Row Housing Zone</u> <u>(CS1) Community Services 1 Zone*</u> <u>(CS2) Community Services 2 Zone*</u>

UCRH to RSM_h12.0 RF5t to RSM_h12.0 CS1*, CS2*, CS3*, CS4* to RSM_h12.0	<u>(CS3) Community Services 3 Zone*</u> <u>(CS4) Community Services 4 Zone*</u> *Where development already exists or is approved
<u>RM - Medium Scale Residential Zone</u> With the following zone modifiers for height: RF6 and RA7 to RM_h16.0 RA8 to RM_h23.0 RA9 to RM_h23.0 or RM_h28.0	<u>(RF6) Medium Density Multiple Family Zone</u> <u>(RA7) Low Rise Apartment Zone</u> <u>(RA8) Medium Rise Apartment Zone</u> <u>(RA9) High Rise Apartment Zone*</u> *Due to the height limits in the existing <u>High Rise Residential Overlay</u> , some existing RA9 Zoned sites are proposed to go the RM Zone with the closest equivalent height zone modifiers of either 23 m or 28 m
<u>RL - Large Scale Residential Zone</u> With the following zone modifiers for height: RA8h to RL_h50.0 RA9 to RL_h65.0	<u>(RA8h) Medium Rise Apartment Zone (with the current height modifier of 45 m)</u> <u>(RA9) High Rise Apartment Zone</u> *Sites currently zoned RA9, are proposed to go the RL Zone with the height zone modifier of 65 m; however, some sites are proposed to go to the RM Zone. See above for exceptions.
<u>RR - Rural Residential Zone</u>	<u>(RR) Rural Residential Zone</u>

MIXED USE ZONES

Proposed Zone	Equivalent Zone in Zoning Bylaw 12800
<u>MU - Mixed Use Zone</u> With the following zone modifiers for height, floor area ratio and commercial frontage: CB1 to MU_h16.0_f3.5_cf.y CNC to MU_h16.0_f3.5_cf.y	<u>(CB1) Low Intensity Business Zone</u> , where currently located within the Main Streets Overlay (MSO) and where at least 50% of a site is within the area of application of the MSO, and also within The City Plan's City Centre Node, a Major Node, District Node, Primary Corridor or Secondary Corridor <u>(CNC) Neighbourhood Convenience Commercial Zone</u> , where currently located within the Main Streets Overlay (MSO) and where at least 50% of a site is within

<p>CB2 to MU_h16.0_f3.5_cf.y CSC to MU_h16.0_f3.5_cf.y CO to MU_h40.0_f7.0_cf.y CB3 to MU_h75.0_f7.0_cf.y or MU_h45.0_f7.0_cf.y TMU to MU_h14.0_f2.5_cf.y</p>	<p>the area of application of the MSO, and also within The City Plan's City Centre Node, a Major Node, District Node, Primary Corridor or Secondary Corridor</p> <p><u>(CB2) General Business Zone</u>, where sites are currently located within the Main Streets Overlay (MSO) and where at least 50% of a site is within the area of application of the MSO</p> <p><u>(CSC) Shopping Centre Zone</u>, where sites are currently located within the Main Streets Overlay (MSO) and where at least 50% of a site is within the area of application of the MSO</p> <p><u>(CO) Commercial Office Zone</u></p> <p><u>(CB3) Commercial Mixed Business Zone</u>, where sites are currently within the Main Streets Overlay (MSO) and not directly abutting or across an alley from a small scale residential zone are proposed to have a 75 m height zone modifier applied. All other sites are proposed to have a 45m height zone modifier applied</p> <p><u>(TMU) Terwillegar Mixed Use Zone</u></p>
<p><u>MUN - Neighbourhood Mixed Use Zone</u></p>	<p><u>(CB1) Low Intensity Business Zone*</u> <u>(CNC) Neighbourhood Convenience Commercial Zone*</u> *Where currently located within the Main Streets Overlay (MSO), but not located in the City Plan's City Centre Node, a Major Node, District Node, Primary Corridor or Secondary Corridor in The City Plan.</p>

COMMERCIAL ZONES

Proposed Zone	Equivalent Zone in Zoning Bylaw 12800
<p><u>CG - General Commercial Zone</u></p>	<p><u>(CB2) General Business Zone*</u> <u>(CSC) Shopping Centre Zone*</u> *Where sites are currently located within the Main Streets Overlay (MSO) and where as site is less than 50% within the area of application of the MSO</p>

	<p>(CHY) Highway Corridor Zone for sites located outside of the current Main Streets Overlay. (MA3) Municipal Airport General Business Zone</p>
<u>CN - Neighbourhood Commercial Zone</u>	<p>(CNC) Neighbourhood Convenience Commercial Zone and (CB1) Low Intensity Business Zone for sites located outside of the current Main Streets Overlay (MSO).</p>
<u>CB - Business Commercial Zone</u>	<p>(CB2) General Business Zone, where sites are currently located outside of the Main Streets Overlay (MSO) and the Nodes and Corridors Network, but are within the Non-Residential Areas identified in the City Plan and the Commercial/Industrial Employment Areas identified in the Draft District Plans (CHY) Highway Corridor Zone</p>

INDUSTRIAL ZONES

Proposed Zone	Equivalent Zone in Zoning Bylaw 12800
<u>BE - Business Employment Zone</u>	<p>(IL) Light Industrial Zone (IB) Industrial Business Zone (MA) Municipal Airport Zone, excepting City owned lands that do not have an active business operation (MA2) Municipal Airport Business Industrial Zone, excepting City owned lands that do not have an active business operation</p>
<u>IM - Medium Industrial Zone</u>	(IM) Medium Industrial Zone
<u>IH - Heavy Industrial Zone</u>	(IH) Heavy Industrial Zone

OPEN SPACE AND CIVIC SERVICES

Proposed Zone	Equivalent Zone in Zoning Bylaw 12800
<u>A - River Valley Zone</u>	<u>(A) Metropolitan Recreation Zone</u>
<u>NA - Natural Areas Zone</u>	<u>(NA) Natural Areas Protection Zone</u>
<u>PS - Parks and Services Zone</u>	<u>(AP) Public Parks Zone*</u> <u>(US) Urban Services Zone*</u> *Where identified as sites used for schools, school park sites, or district parks
<u>PSN - Neighbourhood Parks and Services Zone</u>	<u>(AP) Public Parks Zone</u> , excluding Sites used for schools, school park sites and District Parks. <u>(CS1) Community Services 1 Zone*</u> <u>(CS2) Community Services 2 Zone*</u> <u>(CS3) Community Services 3 Zone*</u> *Where no development exists and lands are intended to remain parkland
<u>PU - Public Utility Zone</u>	<u>(PU) Public Utility Zone</u>
<u>UF - Urban Facilities Zone</u>	<u>(US) Urban Services Zone</u> , excluding school sites, joint-use park and school sites, and district parks.
<u>UI - Urban Institution Zone</u>	<u>(UI) Urban Institutional Zone</u>
<u>AJ - Alternative Jurisdiction Zone</u>	<u>(A) Alternative Jurisdiction Zone</u>

AGRICULTURAL

Proposed Zone	Zone Equivalencies
<u>AG - Agriculture Zone</u>	<u>(AG) Agricultural Zone</u>

<p><u>FD - Future Urban Development Zone</u></p>	<p><u>(AGI) Industrial Reserve Zone</u> <u>(AGU) Urban Reserve Zone</u> <u>(MA) Municipal Airport Zone</u>, for City owned lands that do not have an active business operation <u>(MA1) Municipal Airport Airfield Zone</u>, for lands that do not have an active business operation <u>(MA2) Municipal Airport Business Industrial Zone</u>, for City owned lands that do not have an active business operation</p>
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