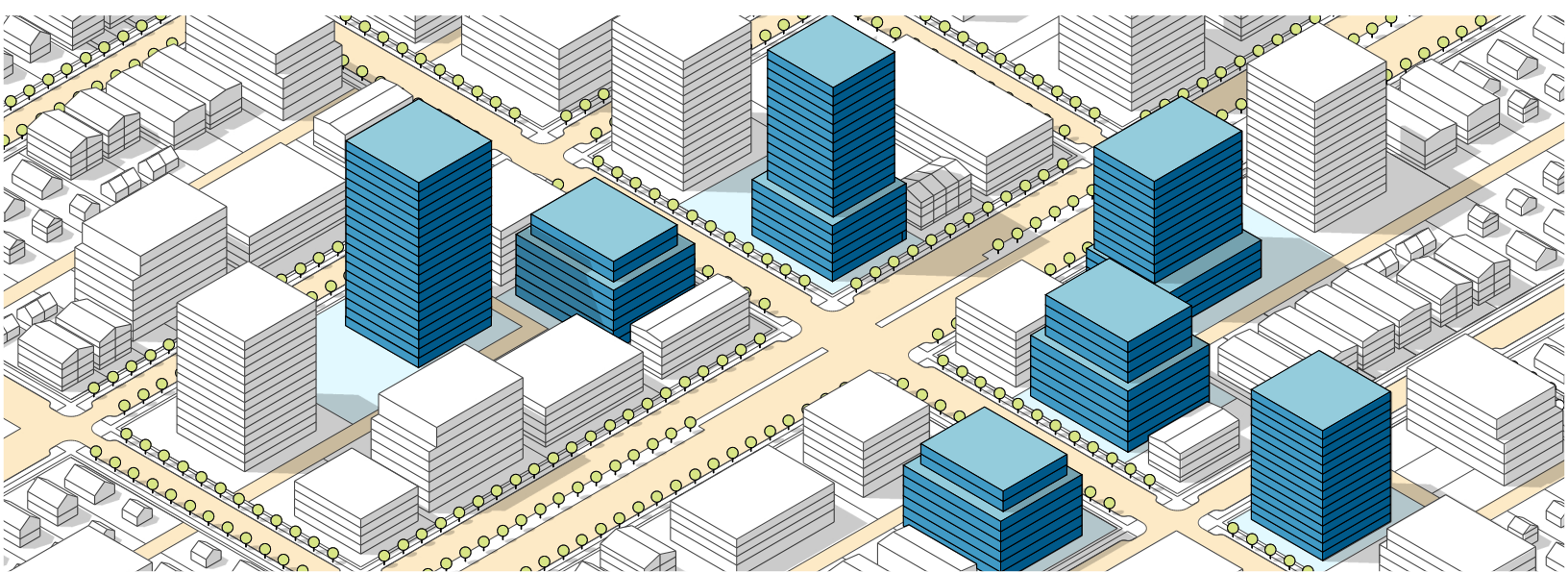


RL

Large Scale Residential Zone



PURPOSE

The (RL) Large Scale Residential Zone allows for high rise residential development as well as limited commercial and community services. The RL Zone applies to both developing and redeveloping areas of Edmonton.

This zone is intended for use in the Nodes and Corridors where City policy supports high rise development. It will support complete, compact communities where residents can meet their daily needs closer to home.

WHAT CAN BE BUILT IN THE RL ZONE?

The RL Zone allows for high rise housing forms ranging from approximately nine to twenty stories in height. The RL Zone is the only residential zone that allows for tower development.

The following housing types are permitted in the RL Zone under the Residential Use category:

- + Apartment housing
- + Lodging Houses
- + Supportive Housing

Row housing and any associated secondary suites are not intended in this zone unless they form part of a larger multi-unit housing development.

The RL Zone also provides opportunities for limited community and commercial development to provide Edmontonians with amenities and services, such as child care services or coffee shops, directly within their neighbourhood. Commercial uses are only permitted on the ground floor or second storey of residential buildings – however, child care services are permitted up to the fourth storey. Home based businesses are also allowed in the RL Zone.

OTHER ZONE HIGHLIGHTS

- + Includes two [Zone Modifiers](#) which enable different development intensities:

RL h50.0

- + Maximum Height: 50.0 metres (approximately 15 storeys)
- + Maximum Floor Area Ratio: 4.5

RM h65.0

- + Maximum Height: 65.0 metres (approximately 20 storeys)
- + Maximum Floor Area Ratio: 5.5
- + Setbacks are established based on the site's relation to abutting streets, alleys, and sites
- + A maximum tower floor plate of 850 square metres