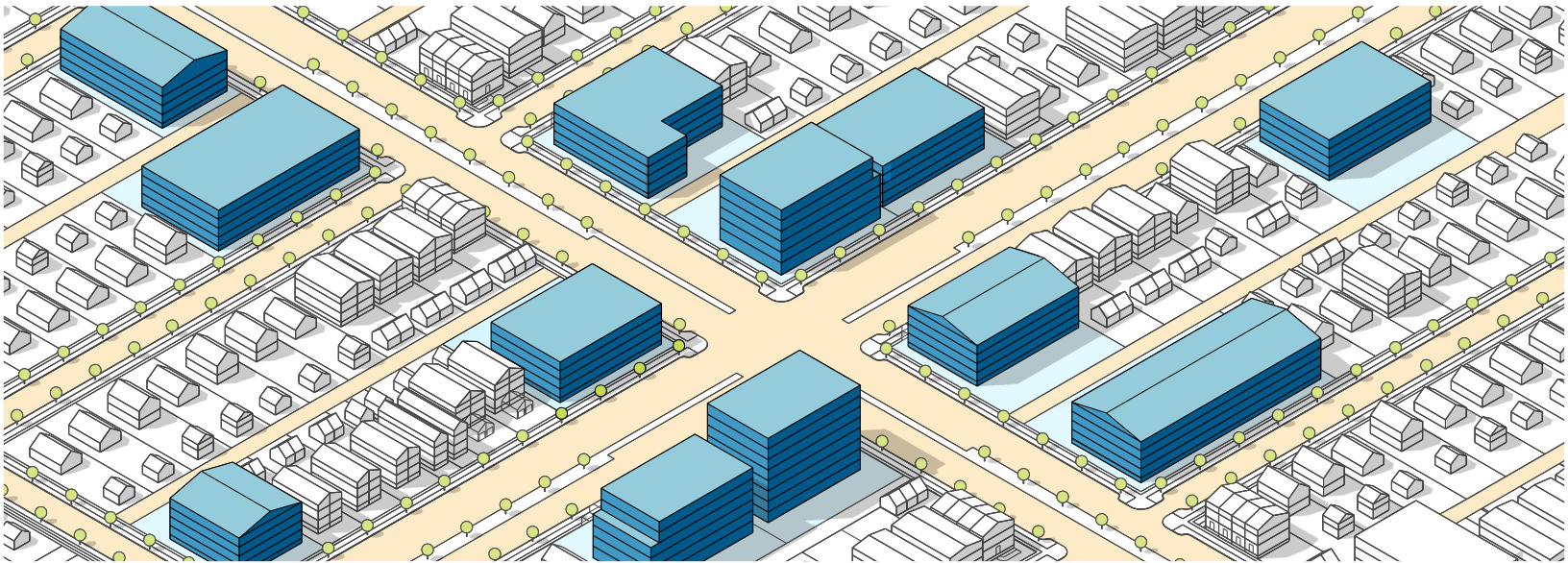


RM

Medium Scale Residential Zone



PURPOSE

The (RM) Medium Scale Residential Zone allows for a range of multi-unit residential development as well as limited commercial and community services. The RM Zone applies to both developing and redeveloping areas of Edmonton.

This zone allows for residential intensification while supporting sensitive transition to smaller-scale residential zones. It will support complete, compact communities where residents can meet their daily needs closer to home.

WHAT CAN BE BUILT IN THE RM ZONE?

The RM Zone allows for a variety of medium scale housing forms between four and eight storeys in height. Design and setback requirements in the RM Zone establish transitions to neighbouring smaller-scale development.

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

- + Row housing
- + Apartment housing
- + Backyard housing
- + Secondary suites
- + Lodging houses
- + Cluster housing

Single-detached housing, semi-detached housing, and duplex housing are not intended in this zone unless they form part of a larger multi-unit housing development.

The RM 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 of residential buildings. Community service uses may be developed in conjunction with residential uses or as standalone buildings to support complete communities. Home based businesses are also allowed in the RM Zone.

OTHER ZONE HIGHLIGHTS

- + Includes three [Zone Modifiers](#) which enable different development intensities. For each height, there is a corresponding maximum Floor Area Ratio and minimum density:

RM h16.0

- + Maximum Height: 16.0 metres (approximately four storeys)
- + Maximum Floor Area Ratio: 2.3
- + Minimum Density: 45 Dwellings/ha

RM h23.0

- + Maximum Height: 23.0 metres (approximately six storeys)
- + Maximum Floor Area Ratio: 3.0
- + Minimum Density: 75 Dwellings/ha

RM h28.0

- + Maximum Height: 28.0 metres (approximately eight storeys)
- + Maximum Floor Area Ratio: 3.8
- + Minimum Density: 90 Dwellings/ha
- + Setbacks are established based on the site's relation to abutting streets, alleys, and sites.
- + Larger setbacks are required where a site zoned RM abuts a small scale residential zone to mitigate potential impacts from the massing of the building
- + Includes Floor Area Ratio incentives to encourage inclusive design, 3-bedroom units, and heritage preservation