



Priority Growth Area Rezoning Project

Edmonton

Zone Comparison Table

	RS - Small Scale Residential Zone	RSM - Small-Medium Scale Transition Residential Zone	RM - Medium Scale Residential Zone	RL - Large Scale Residential Zone	MU - Mixed Use Zone
Height	10.5 m (Approx 3 storeys)	RSM h12: 12.0m (Approx 3 storeys) RSM h14: 14.0m (Approx 4 storeys)	RM h23: 23.0 m (Approx 6 storeys) RM h28: 28.0 m (Approx 8 storeys)	RL50: 50.0m (Approx 14 storeys) RL 65: 65.0 m (Approx 16 storeys)	Height dependant on height modifier selected
Floor Area Ratio (FAR)/Site Coverage	45% site coverage	60% site coverage	RM h23: 3.0 - 4.4 FAR RM h28: 3.8 - 5.2 FAR	RL50: 4.5 - 6.5 FAR RL 65: 5.5 - 7.5 FAR	Floor Area Ratio (FAR) dependant on FAR modifier selected

Minimum Setback to Street -With treed blvd-	4.5 m	4.5m OR 3.0 m where a treed boulevard is provided and vehicle access is provided from an alley	3.0 m OR 1.0 m if ground floor commercial that creates a mainstreet	3.0 m OR 1.0 m if ground floor commercial that creates a mainstreet	0.0 - 1.0 m Commercial and 4.5 m for portions of development greater than 16.0 m in height OR 3.0 m Residential and 4.5 m for portions of development greater than 16.0 m in height
Minimum Setback to Street -Without treed blvd-	4.5 m	4.5 m	4.5 m OR 1.0 m if ground floor commercial creates a mainstreet	4.5 m OR 1.0 m if ground floor commercial creates a mainstreet	0.0 - 1.0 m Commercial and 4.5 m for portions of development greater than 16.0 m in height OR 4.5 m Residential
Minimum Setback to tower from abutting street	N/A	N/A	N/A	6.0 m above 23.0 m in height	4.5 m + setback provided at ground floor for portions of towers greater than 23.0 m in height
Minimum Flanking Side Setback	1.2 m OR 2.0 m when entrance faces flanking road	2.0 m	N/A	N/A	N/A

Minimum Setback to abutting property	1.2 m OR 1.5m for multi-unit housing	1.2 m OR 1.5m for multi-unit housing	3.0 m OR 1.5 m if < 12.0m in height OR 6.0 m when building wall is greater than 40.0 m in length	3.0 m	3.0 m AND 0.0 m for portions 23.0m and less in height if abutting: -MU zoned site with CF Modifier, -an undeveloped MU zoned site and -a building built to a shared lot line.
Minimum Setback to Lane/Rear Setback	10.0 m	5.5 m	3.0 m	3.0 m	0.0 m AND 3.0 m for portions of development greater than 16.0 m in height
Stepback	N/A	N/A	3.0 m above 16.0 m in height	3.0 m above 23.0 m in height	3.0m above 23.0 m in height
Density	1 dwelling per 75 m2 AND 8 dwellings maximum on interior lots	Minimum 45 dwellings/hectare	RM h23: Minimum 75 dwellings/hecatre RM h28: Minimum 90 dwellings/hecatre	N/A	N/A