

Zoning Bylaw Renewal Report #2

Initiative Update and Next Steps

Recommendation

That the February 2, 2021, Urban Form and Corporate Strategic Development report CR_7509, be received for information.

Previous Council/Committee Action

At the October 27, 2020, Urban Planning Committee meeting, the following motion was passed:

That Administration include how feedback and learnings will be incorporated into the Zoning Bylaw Renewal, as part of the Zoning Bylaw Renewal report to Urban Planning Committee in 2021.

At the December 8, 2020, City Council Public Hearing, the following motion was passed:

That Administration provide data, as part of the Zoning Bylaw Renewal Initiative, regarding Cannabis Retail regulations regarding separation distances.

Executive Summary

To support Edmonton's growth, change and competitiveness as a major Canadian city, the City's policies and regulatory tools need to evolve and align with Edmonton's long term city-building needs. The Zoning Bylaw Renewal Initiative is an integral part of this work, and represents a complete re-think of what, why and how the City regulates development to meet the changing needs of a diverse population in a growing city. It will provide the necessary regulatory framework to help advance the strategic goals of ConnectEdmonton, implement The City Plan and transform the way we deliver land development services, as directed in Edmonton's Corporate Business Plan with the goal to reduce red tape.

This report provides an update on the Zoning Bylaw Renewal Initiative's progress and outlines the work planned for the next phase of the project. Phase 1 of the initiative included research, determining the philosophy of the new Zoning Bylaw, and foundational activities, including engagement on a series of discussion papers, developing a decision making framework and GBA+ and Equity Toolkit, to prepare for

developing and building the new bylaw. Phase 2 of the initiative will include drafting the new bylaw and a corresponding zoning map, testing various implementation scenarios, and securing technology to support and create a user-friendly interface for the new Zoning Bylaw.

Additionally, this report includes data regarding cannabis stores, next steps for the review of cannabis separation distance requirements, and how feedback and learnings from the recent Zoning Bylaw Omnibus changes will be included in the Zoning Bylaw Renewal Initiative.

Report

The Zoning Bylaw Renewal Initiative is a multi-year comprehensive overhaul of the current Zoning Bylaw that includes rethinking how, what and why the City regulates in terms of zoning and land development. Renewing the Zoning Bylaw is a long overdue process in reimagining Edmonton's regulatory framework to deliver excellent services to the community and realize the vision of ConnectEdmonton and The City Plan. The proactive decisions made in Edmonton's new Zoning Bylaw will enhance Edmonton's competitive advantage, lay the groundwork for generations to come and help create a more equitable, open and caring city for all.

Why Renew?

It has been 20 years since the Zoning Bylaw has been renewed and almost 60 years since it has gone through an extensive overhaul. Many development regulations that were designed for a small prairie city in the 1960s are still shaping the built form of Edmonton today. This has led to a misalignment with long term city-building goals and strategies to support compact, mixed-use and sustainable development. The bylaw's rigid structure has also kept activities separated from each other, inhibiting innovative, collaborative and connected communities where housing and services are within easy access by residents. Increasingly complex and outdated rules and zones in the current Zoning Bylaw have acted as a barrier to economic development and emerging business models and building trends.

Renewing the Zoning Bylaw provides the opportunity to:

- Align with long term city-building goals and strategies
- Enhance and deliver excellent service to our community
- Advance equity and foster vibrant and inclusive communities
- Enable people, places, and businesses to thrive and prosper

The philosophy of the New Zoning Bylaw (Attachment 1) provides a more fulsome discussion on the need to renew Edmonton's Zoning Bylaw and the opportunities the initiative presents.

Approach and Work To-Date

Renewing the Zoning Bylaw is a large undertaking. To ensure the review is done in a comprehensive manner, the work has been separated into the following four **projects**:

1. Writing a **New Zoning Bylaw**
2. **Rezoning** land to align with the new Zoning Bylaw
3. Providing **Technology** to manage the new Zoning Bylaw, and improving the on-line customer experience for planning and development services
4. Ensuring a smooth transition to the new Zoning Bylaw and technology through thoughtful **Implementation**

Work on the projects will integrate, overlap and occur concurrently over the span of the initiative. The Zoning Bylaw Renewal Initiative will also involve a thorough and robust engagement and communications plan. Attachment 2 provides more information on the projects and phases of the Zoning Bylaw Renewal Initiative.

Goals and Approach for the New Zoning Bylaw

Combining feedback from stakeholders and residents from 2018 and 2019 with research into municipal best practices, jurisdictional scans, development trends, and direction from ConnectEdmonton and The City Plan, Administration identified four goals and an approach to drafting a new Zoning Bylaw. The goals of the new Zoning Bylaw are:

- Align with strategic policy and directions
- Support better development outcomes
- Be user-friendly for everyone with clear, purposeful and enforceable regulations
- Be efficient, effective, and adaptable

The approach to write a strategic, simplified and streamlined Zoning Bylaw includes:

- A Zoning Bylaw for everyone
- New layout and interface
- Accessible language
- Hybrid bylaw (incorporating elements of use-based, form-based, performance-based, and incentive-based zoning)
- Fewer and more enabling and inclusive zones
- Broader uses
- Purposeful and enforceable regulations

Decision Making Framework

Developing regulations for the new Zoning Bylaw will involve difficult decisions to determine whether something needs to be regulated in the bylaw and the level of regulation required to achieve a specific outcome. This process will be guided through a decision making framework which will include consideration of policy alignment,

engagement feedback, risks and tradeoffs, alternative means of regulations, and learnings from jurisdictional scans, best practices, and reviews of Subdivision and Development Appeal Board decisions, among others. The development and refinement of regulations will also consider feedback and learnings from the recent Omnibus amendments made to Zoning Bylaw 12800 in December 2019 and February 2021. For more information on the decision making framework, please refer to Attachment 3 - Choosing *What* to Regulate and *Why*: A Robust Process for Drafting Regulations.

GBA+ and Equity Toolkit

Since the early twentieth century, communities have used zoning to organize land use and minimize conflicts between different activities to protect public health, safety, and welfare of citizens and the environment. Over time and with social progress, the City has learned how zoning has separated more than just land uses — it has segregated people. Regardless of intention, zoning rules have and can lead to disproportionate impacts for some segments of the population. For this reason, zoning has a dual legacy: of promoting the public good and of exclusion.

Work must be done to ensure the new Zoning Bylaw does not systematically perpetuate, or unintentionally create, social inequities. To work towards creating a new Zoning Bylaw for everyone, Administration is partnering with the University of Alberta to study best practices in applying equity into a regulatory and policy framework.

One of the outcomes of this work is to create a Gender-Based Analysis Plus (GBA+) and Equity Toolkit that Administration can use to address the social inequities created or supported by the Zoning Bylaw. The toolkit will guide Administration on how best to consider concepts of equity and diversity while drafting regulations as part of a decision making framework. This will help guide the creation of equity measures, which will help to make the new Zoning Bylaw and the development it supports more inclusive and accessible for all Edmontonians. For more information on this work, please refer to Attachment 3.

Discussion Papers

Previous engagement and new strategic direction from ConnectEdmonton and The City Plan have charted a course for the new Zoning Bylaw. From July through November 2020, Administration released and engaged on a series of discussion papers which take those ideas and policies and translate them into a zoning context. The discussion papers help set the foundations for the new Zoning Bylaw by exploring various topics and zones, and proposing a new regulatory framework for development in Edmonton. The discussion papers provide an entry point into the renewal of the Zoning Bylaw and are meant to spark a conversation on zoning, giving Administration an opportunity to test ideas with and get feedback from the public and key

stakeholders. The papers demonstrate how the City will achieve the vision, goals, outcomes and directions outlined in The City Plan and other City policies.

The discussion papers can be found on the Engaged Edmonton platform and the City of Edmonton's external website. The list of topics covered in the discussion papers include:

- Nodes and Corridors
- Residential Zones
- Commercial & Industrial Zones
- Agriculture & Rural Zones
- Open Space & Civic Services Zones
- Special Area Zones
- Direct Control Zones
- Notification & Variances
- Overlays
- Signs
- Climate Resilience & Energy Transition
- Economy: Supporting Small Businesses

Attachment 4 summarizes the highlights of the discussion papers and outlines the key directions being considered for the new Zoning Bylaw. Changes may occur through the course of drafting the new bylaw, as informed by factors such as engagement, technical analysis, and application of the decision making framework. For instance, feedback to date has identified a number of directions requiring further research and analysis, such as:

- The zones and regulations proposed within each zone (e.g., the proposed number of residential zones)
- Some of the proposed approaches to climate resilience (e.g., development permit point system)
- Proposed approach to the use of Overlays
- Use and application of incentives
- Proposed approaches to notification
- Requirements for additional information or studies (e.g., urban design brief)

These are just some examples of possible changes in direction from what was presented in the discussion papers. A summary of the feedback received on the discussion papers, is included in Attachment 5 - What We Heard: Discussion Papers.

The City Plan Implementation

The Zoning Bylaw Renewal Initiative is one of the more significant actions needed to implement The City Plan. The Zoning Bylaw Renewal requires integration with several other City initiatives to enable efficient city building and support the transformational change envisioned in The City Plan. The short, medium and long term city building

initiatives are described in Attachment 2 of the February 2, 2021, Urban Form and Corporate Strategic Development report UFCSD00140, The City Plan Implementation.

Next Steps / Timeline

Early in 2021, Administration will transition into Phase 2 of the Zoning Bylaw Renewal Initiative: Develop and Build. This phase of the project is about drafting the new Zoning Bylaw, which will include creating the new bylaw's structure, zones, regulations, and determining how everything fits together. During this phase Administration will procure, design, and build technology and a user interface that will serve the City's business needs and make the bylaw easy to use. Administration will also begin work on updating processes and services that will be impacted by the new Zoning Bylaw.

The current initiative timeline below shows the next steps. Before presenting a draft bylaw to Urban Planning Committee, the next report, in June 2021, will feature direction on new uses, information on what a new zone will look like and a draft bylaw structure. The outcome of Phase 2 is a preliminary draft of the new Zoning Bylaw, which is planned to be presented to Urban Planning Committee in Q1 2022.



For a more detailed timeline of the Zoning Bylaw Renewal Initiative, please refer to Attachment 2 - Projects and Phases of the Zoning Bylaw Renewal Initiative.

Public Engagement

Engagement began in 2018 to understand how residents and applicants interact with the Zoning Bylaw and to gather input on the idea of renewing the Zoning Bylaw. In 2019, additional input was gathered to help refine the direction of the Zoning Bylaw Renewal Initiative, including whether simplification and consolidation of the bylaw is needed, what to regulate, and what changes are desired in a new Zoning Bylaw (see Attachment 6 - What We Heard Report 2018 - 2019).

Edmontonians have expressed their values and priorities for the future of the city through engagement for ConnectEdmonton and The City Plan, which set the strategic and policy direction for how Edmonton will change and grow to support a population of up to two million. Engagement on the new Zoning Bylaw focuses on the 'how', rather than revisiting the 'what' and 'why' questions of Edmonton's future development outcomes. There are many ways to achieve these outcomes, leading to important engagement with Edmontonians about how the new Zoning Bylaw will help enable the

future land use and development envisioned by The City Plan while transforming the way we deliver land development services to Edmontonians (see Attachment 7: City Plan Engagement Data Analysis: Zoning).

The Zoning Bylaw Renewal Initiative discussion papers were the cornerstone of engagement for the new Zoning Bylaw project in Phase I. These papers were supported by public engagement through the Engaged Edmonton online platform and a number of webinars, presentations, and conversations with the public and targeted stakeholder groups (see Attachment 5 - What We Heard: Discussion Papers). Feedback from the discussion papers will be incorporated during the drafting of the new zones. Stakeholders and the public will have an opportunity to engage with the draft zones and provide feedback.

Data on Cannabis Retail Sales Separation Distances

Since the legalization of cannabis, 15 percent of Cannabis Retail Sales stores were granted variances to the required separation distance requirements by the Subdivision and Development Appeal Board. Not included as part of the Zoning Bylaw Renewal Initiative, but occurring peripherally, Administration is researching and monitoring the impacts of cannabis separation distance regulations. Due to the relatively recent introduction of the cannabis regulations, and to allow for a better understanding of their effectiveness, Administration intends to review separation distance requirements after the new Zoning Bylaw is implemented. For more information on this topic, please see Attachment 8 - Next Steps for Reviewing Separation Distances for Cannabis Retail Sales.

Corporate Outcomes and Performance Management

Corporate Outcome(s): Conditions of Success			
Outcome(s)	Measure(s)	Result(s)	Target(s)
Effective and efficient service delivery: Effective communication and collaboration with stakeholders, partners and citizens support the achievement of goals	Total number of people engaged through targeted and City-Wide engagement activities	2018 - 2019 Engagement: <ul style="list-style-type: none"> 692 total engaged 133 people directly engaged (targeted) 559 people engaged at city-wide events or surveys 2020 Online Engage Edmonton Engagement: <ul style="list-style-type: none"> 4238 total visits 3084 people aware 512 people informed 228 people engaged 2020 City-led stakeholder information sessions <ul style="list-style-type: none"> 6 Information sessions 	2018 - 2019 Engagement: <ul style="list-style-type: none"> 200 people engaged Engaged Edmonton Online Engagement: <ul style="list-style-type: none"> 1000 people aware 500 people informed 200 people engaged

	<p>Engage and communicate with the public in a wide variety of ways</p>	<p>For more information on the engagement results please refer to the What We Heard: Discussion Papers and the What We Heard Report 2018 - 2019.</p> <p>Communication occurred through a variety of channels:</p> <ul style="list-style-type: none"> ● Zoning Bylaw Newsletter: 418 subscribers ● Building Edmonton Newsletter: 1,377 subscribers ● Evolving Infill Newsletter: 1,583 subscribers ● Phase II Insight Survey: 187 responses ● Facebook: 59,253 people reached, 796 engaged users ● Instagram: 42,776 people reached, 749 engaged users ● Twitter: 63,667 Twitter impressions, 474 engagements 	<ul style="list-style-type: none"> ● 1 Survey ● 10 Public Engagement Events ● 6 Targeted stakeholder events ● 12 Discussion Paper Surveys ● 12 Discussion Paper Forums ● 1 General Poll ● 1 Q&A tool ● 1 General Feedback Form ● 5 Online Information Sessions ● 50 meetings with stakeholder groups
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Attachments

1. Philosophy of the New Zoning Bylaw
2. Projects and Phases of the Zoning Bylaw Renewal Initiative
3. Choosing What to Regulate and Why: Creating a Robust Process for Drafting Regulations
4. Discussion Paper Highlights
5. What We Heard: Discussion Papers
6. What We Heard Report 2018 - 2019
7. City Plan Engagement Data Analysis: Zoning
8. Next Steps to Review Separation Distances for Cannabis Retail Sales

Others Reviewing this Report

- M. Persson, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- C. Owen, Deputy City Manager, Communications and Engagement
- A. Laughlin, Deputy City Manager, Integrated Infrastructure Services
- R. Smyth, Deputy City Manager, Citizen Services
- B. Andriachuk, City Solicitor

ZONING BYLAW RENEWAL INITIATIVE

PHILOSOPHY OF THE NEW ZONING BYLAW

Edmonton



THE DISCUSSION PAPERS

The discussion papers provide an entry point into the world of zoning by breaking it out into understandable parts and allowing Edmontonians to select topics that interest them. They explore various aspects of zoning and the new Zoning Bylaw, and provide the preliminary thinking and direction for the approach it may take. Please refer to the Overview of the Discussion Papers through our [website](#) for more information.

These papers are a **first attempt** at exploring potential directions for new zoning regulations. All Edmontonians – from developers to residents – were encouraged to explore the topics that interest them and provide feedback through the [Engaged Edmonton](#) platform. Information gathered through the discussion paper conversation will be used to help inform how the new Zoning Bylaw will be written.

TOPICS



PHILOSOPHY OF THE NEW ZONING BYLAW

1 NODES & CORRIDORS

2 RESIDENTIAL ZONES

3 COMMERCIAL & INDUSTRIAL ZONES

4 AGRICULTURE & RURAL ZONES

5 OPEN SPACE & CIVIC SERVICES ZONES

6 SPECIAL AREA ZONES

7 DIRECT CONTROL ZONES

8 NOTIFICATIONS & VARIANCES

9 OVERLAYS

10 SIGNS

11 CLIMATE RESILIENCE & ENERGY TRANSITION

12 ECONOMY



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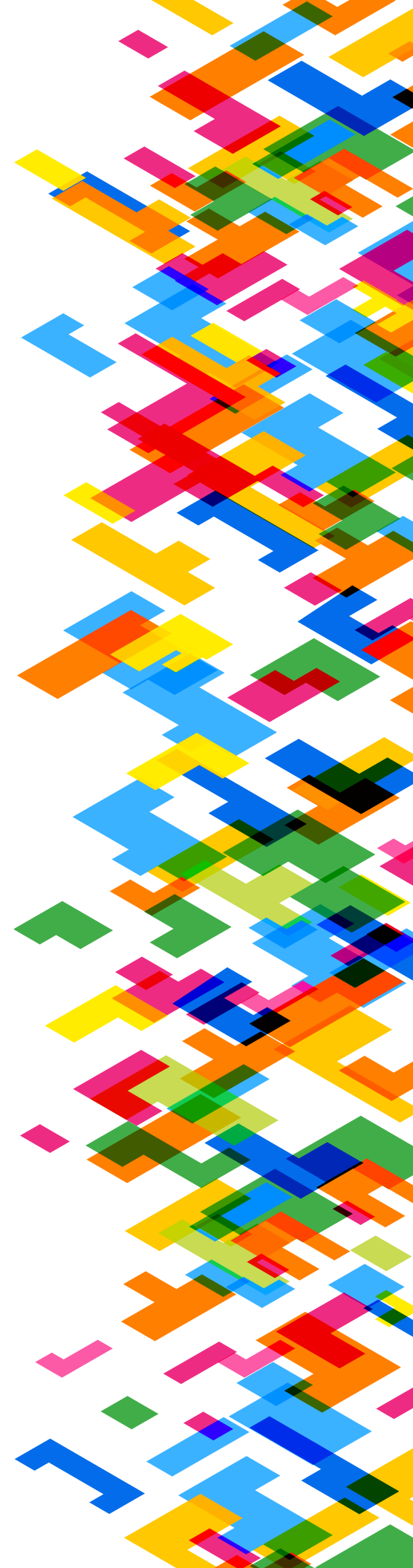
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INTRODUCTION

Edmonton is many things, but first and foremost it is **a gathering of people**. The city's built form is a physical collection of our shared history and provides the backdrop for our social interactions, influencing the way we engage and understand each other. The interplay between our social and physical structures continually grows and changes **in response to global changes and to meet the needs of people who live here – their hopes and aspirations, their priorities and decisions**.

The City Plan and ConnectEdmonton describe our values and the **purposeful** decisions we must make to ensure we become a healthy, urban, climate resilient city of two million that supports a prosperous region. With the Zoning Bylaw Renewal Initiative, we're taking those transformative city building ideas and asking how our built form can help us live out the values of ConnectEdmonton and The City Plan in an **equitable** way. This equity lens is a shift from previous ways of thinking about land use regulations. It impels us to consider the unintended social impacts of our regulations and take thoughtful and decisive action to create Everyone's Edmonton.

The Big City Moves are an invitation to work together. They define bold, transformative priorities and create a set of opportunities for all who call Edmonton home. With the Zoning Bylaw Renewal, we are able to examine how each Move can be realized through zoning, and how those shifts will create an Edmonton for everyone.

- + How can the Zoning Bylaw support **Catalyzing and Converging**, resulting in a creative, innovative and collaborative city for all people and businesses to prosper?
- + How will zoning support **Greener as We Grow**, so that new development contributes to the protection and enhancement of Edmonton's natural systems for present and future generations?
- + What do **Inclusive and Compassionate** zoning

regulations look like and how can we create options for a more equitable future?

- + How can zoning promote a **Community of Communities**, so all Edmontonians have access to the goods and services they need regardless of their neighbourhood?
- + What outcomes will we need to prioritize in the Zoning Bylaw to ensure Edmonton is a **Rebuildable City**, capable of adapting to change and disruptions while ensuring all Edmontonians have access to new opportunities?

Edmonton is at a unique crossroads. We have an opportunity to collectively **reimagine** how we want to experience our city and how our city's infrastructure can help enhance our relationships with each other. While the Big City Moves help shape the structure of our city, the direction comes from Edmontonians. Transforming our city is a collective project that supports many voices, interests and ideas coming together to make things happen. **We welcome city builders to participate in the timely and essential process of renewing Edmonton's Zoning Bylaw** to enhance our City's competitive advantage and welcome one million more residents. The proactive decisions we make now will lay the groundwork for generations to come and help create a more equitable, open and caring city for all.

Let's get started.



ABOUT THIS DOCUMENT

The **Philosophy of the New Zoning Bylaw** is intended to outline why Edmonton needs a new Zoning Bylaw and what outcomes it will support. It provides an overview of the guiding principles and approaches that will shape the new Zoning Bylaw, ensuring that future choices and decisions are strategically consistent.

This paper seeks to explore the following questions:

- 1 What is Zoning and the Zoning Bylaw?
- 2 Why renew the Zoning Bylaw?
- 3 What are we going to do?
- 4 How are we going to do it?
- 5 How do we decide on when and how we regulate?



The Zoning Bylaw Renewal Initiative will develop a strategic, simplified and streamlined Zoning Bylaw to enable people, places and businesses to thrive and prosper.

WHAT IS ZONING AND THE ZONING BYLAW?

Zoning is everywhere – from our parks and playgrounds, to garden suites and the downtown core. The purpose of zoning is to determine **what** can be built **where**. It sets the rules for where new buildings should go, what types of buildings they can be and what types of businesses and activities can happen on a property. **Zoning guides growth in an orderly way to minimize conflicts between different activities and can improve the safety, public health, and welfare of its citizens and the environment.**

Zoning is also the main tool used to implement municipal development plans. A municipal development plan provides residents and businesses information on how the municipality will address the current and future needs of the community, including land use, transportation systems, municipal services and environmental considerations. In Edmonton, The City Plan, a combined municipal development plan and transportation plan, sets the strategic direction for the way the city plans to grow to a population of two million people.

Rules for buildings and uses on private property in Edmonton combine to create the Zoning Bylaw. [Edmonton's Zoning Bylaw 12800](#) has been in

effect since 2001; this important legal document has the power to shape the physical form, and how we live in and engage with our city.

The Zoning Bylaw does not provide the rules for how a building is constructed, in terms of safety and construction materials – that is the role of the Alberta Building Code. Nor does it determine the rules for business licencing – that is the role of the Business Licence Bylaw. The City of Edmonton has a number of other bylaws aimed at ensuring the health, safety, and wellness of Edmontonians, such as the Community Standards Bylaw. Ensuring the right tools are used to achieve a particular outcome will be an important consideration for the new Zoning Bylaw.

The Zoning Bylaw is the instruction manual on how to build and use land in our city. To learn more about Zoning in Edmonton – read [What is Zoning?](#)

History of Zoning in Edmonton

To learn how our Zoning Bylaw has changed since its introduction in 1933 – read the [History of Zoning in Edmonton](#)

Legislated Requirement

The Municipal Government Act requires a Land Use Bylaw (aka Zoning Bylaw) for every municipality in Alberta. The bylaw must divide the municipality into land use districts (zones), regulate the use of land or buildings, and provide a process for making decisions on development permit applications.

WHY RENEW THE ZONING BYLAW?

For the first time in almost 20 years, Edmonton's Zoning Bylaw will go through a **comprehensive overhaul that involves rethinking how, what and why the City regulates in terms of zoning and land development.**

The following City directions outline why the Zoning Bylaw needs to be renewed and the opportunities in renewing now.

Evolving Strategic Policy and Directions

Since 2017, the City of Edmonton has made a concerted effort to update its policy framework to create a vision and direction for Edmonton's future. This vision is articulated in [ConnectEdmonton, Edmonton's Strategic Plan \(2019–2028\)](#).

ConnectEdmonton is the centrepiece, aspiration and inspiration of our city – it sets the direction for our future and outlines where we need to change today to realize our vision for Edmonton in 2050.

The City Plan translates the vision and strategic goals of ConnectEdmonton into a comprehensive public policy document and a physical growth strategy for Edmonton's future. It articulates the choices we need to make to become a healthy, urban and climate resilient city of two million people that supports a prosperous region. The City Plan provides direction on how Edmonton will need to grow to achieve a more compact, efficient and livable city. In order to achieve the outcomes of The City Plan, the City's planning tools, including the Zoning Bylaw, need to be consistent with and support The City Plan.

The current Zoning Bylaw (12800) has not been substantially updated in a comprehensive way since 2001. In 2001, this was largely a consolidation exercise designed to harmonize five different land use bylaws, carried over from the city's annexation in 1982. The last significant overhaul of the Zoning Bylaw was completed in 1961. Now, 60 years later, many development regulations that were designed for a small prairie city in the 60s are still shaping the built form of Canada's fifth largest city in 2020.

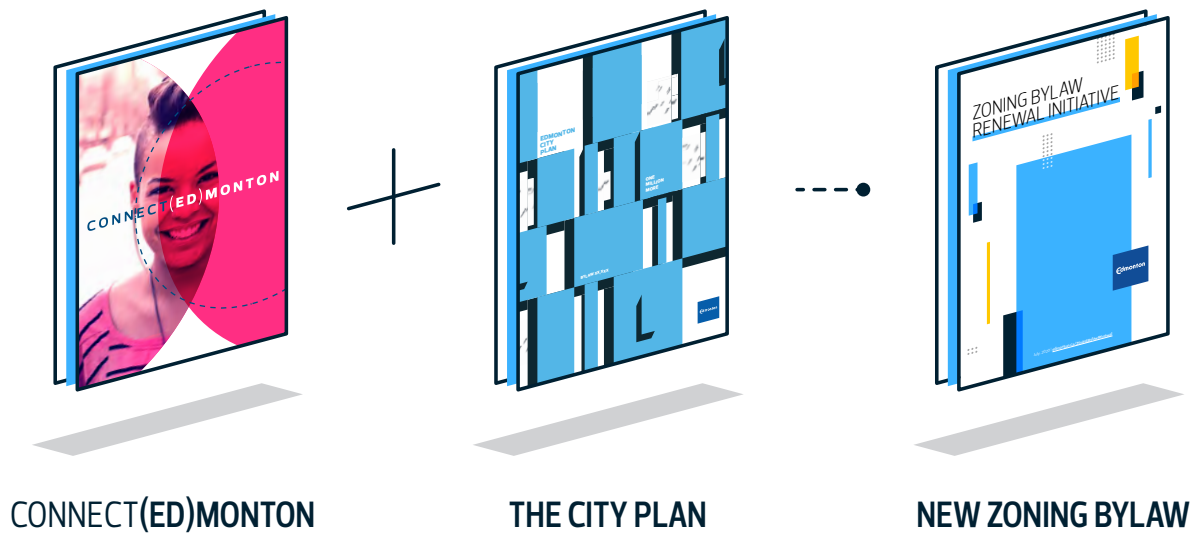
Edmonton has transformed into a big city and has a key leadership role to play in provincial, national and international contexts. The Edmonton of today requires an updated set of land use regulations that better reflects its current size and future direction. As a result of the recent evolution of the City's vision, goals, and long-range plan, the Zoning Bylaw is further misaligned with the Edmonton envisioned in those strategic policies. The current Zoning Bylaw:

- + **Does not align with long term city-building goals** – it does not support compact, mixed-used and sustainable development, or a Community of Communities linked by a network of Nodes and Corridors, as outlined in The City Plan.
- + **Does not foster vibrant and inclusive communities** – the inflexible nature of the bylaw keeps activities separated from each other, preventing the creation of collaborative and connected communities where housing, businesses, recreation and employment centres are all within easy access by residents.
- + **Acts as a barrier to economic development** – its growing complexity, and outdated zones, uses and regulations lack the adaptability necessary to accommodate new and emerging business models and building trends. The bylaw places administrative burden on businesses opening and growing in Edmonton.
- + **Includes systemic discrimination** – under the guise of protectionism, the bylaw has been used as an exclusionary tool to control certain segments of the population or business types.

Renewing Edmonton's Zoning Bylaw is a long overdue process and a rare opportunity to align our regulations with our long-range planning policies. Aligning the planning framework from the top down allows Edmontonians to follow a clear path from the aspirational language of policy through to the concrete changes that emerge in our neighbourhoods. It allows Administration and

Council to make more consistent and informed decisions on development proposals that will deliver on the vision of ConnectEdmonton and The City Plan. It also provides tools to enable Edmonton's city-builders and entrepreneurs to create the businesses, housing and amenities that bring life to our city.

Fig 1. Alignment with Strategic Policies



The City Plan Six Guiding Values

The City Plan has 6 Guiding Values that articulate how Edmontonians want to experience their future city.

- + I want to BELONG and contribute
- + I want to LIVE in a place that feels like home
- + I want opportunities to THRIVE
- + I want more ACCESS within my city
- + I want to PRESERVE what matters most
- + I want to be able to CREATE and innovate

These Guiding Values will inform the approach to the new Zoning Bylaw.

Delivering Excellent Services to Our Community

City building is a shared endeavour; achieving Edmonton’s vision and goals is undertaken by everyone who lives and does business in this city. The Zoning Bylaw is often the first exposure many Edmontonians have with the City’s planning and development services.

The City of Edmonton has a significant role to play in city building, including the delivery of land development services to Edmontonians. This includes the following services in relation to the Zoning Bylaw:

- + Issuing development permits, and conducting compliance activities and inspections
- + Processing land development applications for new neighbourhood plans, rezonings and subdivisions
- + Continuous improvement activities to enhance the experience of citizens and customers of planning and development services and operational efficiency of permit and inspection services

The delivery of excellent service is one of the key objectives of Edmonton’s Corporate Business Plan (2019–2022). This plan outlines and prioritizes the City actions needed to achieve ConnectEdmonton’s goals. The Corporate Business Plan identifies renewing Edmonton’s Zoning Bylaw as an opportunity to transform the way we deliver land development services to Edmontonians.

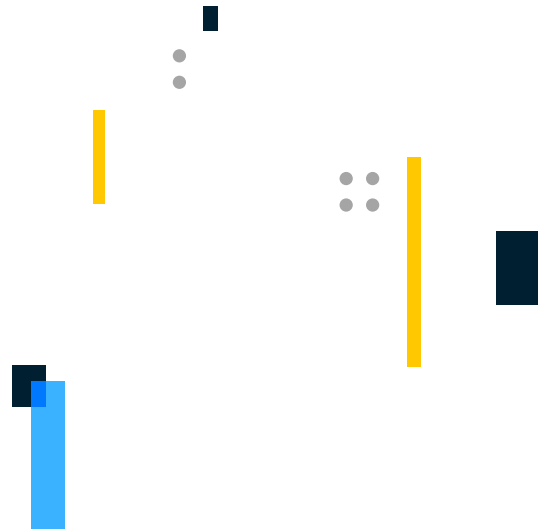
Through a series of public and stakeholder workshops, surveys, drop-in sessions and meetings in 2018 and 2019, the Zoning Bylaw team collected information on a wide range of topics, including user experiences with the bylaw. The following provides a summary of the issues identified with the current Zoning Bylaw from a service delivery perspective:

- + **Overly complex bylaw** – at over 800 pages in length it is difficult to navigate, hard to find and interpret the correct information, and is not accessible to all Edmontonians.
- + **Strict zoning rules and cumbersome regulations** – the high level of control and lack of clear intent of regulations is costly, frustrating and time consuming for all bylaw users.

- + **Outdated regulations** – provides barriers to innovative or sustainable designs, are unable to accommodate current or future market trends, and does not reflect the diversity of the City as it is today.
- + **Workarounds to overcome the failings of the Zoning Bylaw** – the past decade has seen a surge in amendments to the Zoning Bylaw and Direct Control zones, and a steady increase in appeals at the Subdivision and Development Appeal Board. These processes are costly for applicants and the City, and are a response to the misalignment of the bylaw with the types of development residents want to see in their city.

The quality of the Zoning Bylaw has a direct impact on the efficiency of our development permitting and inspection services. Unclear and outdated regulations slow down review and inspection times, create uncertainty and inconsistency in decision making, and lead to delays in the development process. This inefficient regulatory system impedes land development and business opportunities, adds time and cost to the development process, strains government resources and provides barriers to the built environment Edmontonians want.

The new Zoning Bylaw will create a modern regulatory environment that focuses on simplifying and streamlining requirements to support efficient service delivery. This renewed focus will allow the new Zoning Bylaw to serve the needs of all Edmontonians by removing unnecessary barriers for residents, businesses and developers that want to invest in our community.





City of Edmonton Land Development Services By the Numbers (2019)

Applications received:

1,395

Major development permits

66 average calendar days to issue

4,154

Minor development permits

24 average calendar days to issue

7,774

Home improvement permits

21 average calendar days to issue

335

Subdivision applications

120 average calendar days to conditionally approve complex, non-complex & change requests

41 average calendar days to conditionally approve lot splits

212

Rezoning applications

161 average calendar days to approve rezonings

240 average calendar days to approve combined rezoning and plan amendment

Inspections Conducted:

2,135

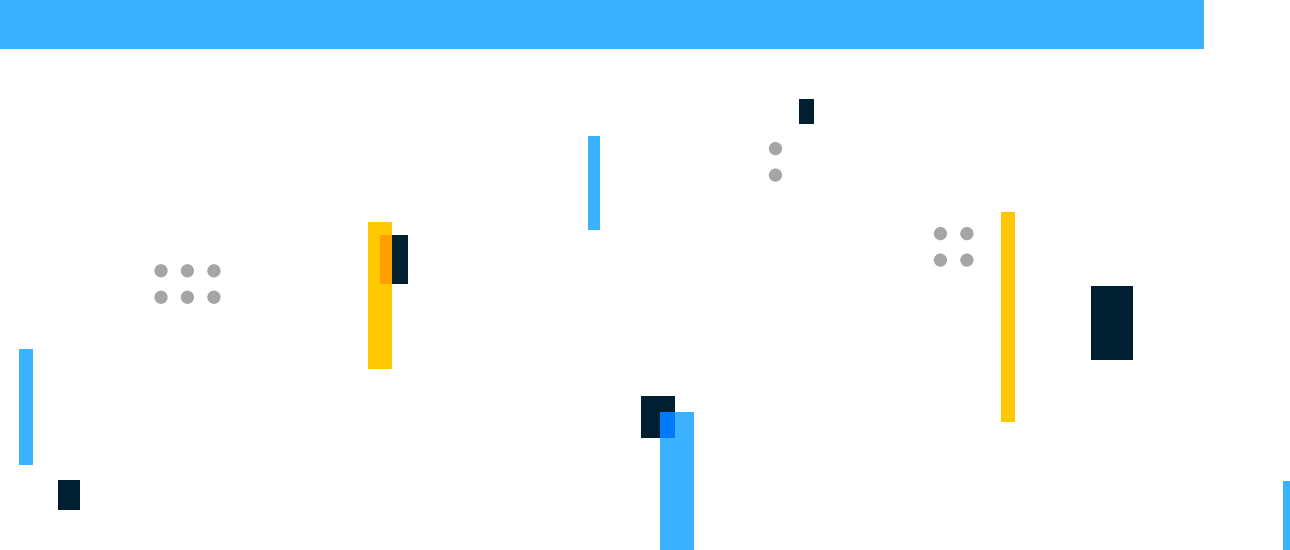
Development Compliance

1,614

Landscaping

1,024

Development Permit Inspections



ENABLING PEOPLE, PLACES AND BUSINESSES TO THRIVE AND PROSPER

There is a big opportunity here – **an opportunity to rethink how land and development is regulated in Edmonton and to collectively question whether we are regulating the right things.** Looking to the future, the new Zoning Bylaw needs to reimagine Edmonton’s regulatory framework to better serve the needs and aspirations of the community, and enable Edmontonians to thrive and prosper.

Supporting greater flexibility, adaptability and service excellence will require a **different approach to regulation, and a willingness to let go of prescriptive control over specific and detailed development outcomes.**

What are we going to do?

The **New Zoning Bylaw** will:

- 1 Align with strategic policies and directions
- 2 Provide regulations that support better development outcomes
- 3 Be user-friendly for all audiences, with clear, purposeful and enforceable regulations
- 4 Be efficient and effective in its regulations and is adaptable over time

The City Plan Policy Directions

Develop regulations and processes that are efficient, streamlined and easily understood in order to enhance Edmonton’s competitiveness for investors and entrepreneurs (3.1.3.5)

Adapt the planning and regulatory environment to support innovative business models and operations (3.2.1.1)

Align with Strategic Policies and Directions

The new Zoning Bylaw will provide the regulatory tools to advance City policy and directions. To demonstrate the ways that the new Zoning Bylaw will translate policy into regulation, the Discussion Papers provide an explicit link to relevant City policies. Discussion Papers can be found on the [Engaged Edmonton platform](#).

Support Better Development Outcomes

The zones, uses and regulations of the new Zoning Bylaw will strive for simplicity and flexibility. This will allow for greater innovation and resilience to changes in market conditions, and will ultimately accommodate a wider range of development. Using form- and performance-based approaches will support good urban design by providing flexibility for creativity and innovation, while mitigating land use impacts. This will help ensure that the new Zoning Bylaw follows The City Plan's Six Guiding Values for how Edmontonians want to experience their city. The new Zoning Bylaw will:

- + Enable compact, walkable, mixed use development that supports equitable **access** to employment, education and amenities.
- + Support the growth and resilience of a diverse economy so all Edmontonians have the opportunity to **thrive**.
- + Allow more adaptable development to give Edmontonians the opportunity to **create**.
- + Allow for diverse housing options that contribute to greater housing choice and affordability for Edmontonians to **live** in all neighbourhoods.
- + Support greater **climate resilience and energy efficiency**.
- + Foster inclusive and welcoming urban spaces and public places so all Edmontonians can **belong**.
- + Help mitigate land use impacts to **preserve** Edmonton's environment and maintain a high standard of living.

User-Friendly for Everyone

Edmonton's Zoning Bylaw is used by many people for many reasons. Residents, consultants, architects, builders, lawyers, and City of Edmonton staff all interact with the Zoning Bylaw for different purposes and have different familiarity with the regulations. The new Zoning Bylaw must serve all Edmontonians; as such, the new Zoning Bylaw will be more accessible and understandable for everyone, and with purposeful and clear regulations. The text of the bylaw will be easier to understand through the use of plain language where possible.

Efficient, Effective and Adaptable

The new Zoning Bylaw will focus on improving the user experience and supporting efficient service delivery. This means creating a regulatory environment where barriers to economic activity are minimized to help reduce time and cost to Edmontonians and businesses. Reducing regulatory barriers will help support a competitive economy by enabling streamlined business processes (e.g. self-service permitting and computer readability for simple permits). However, embracing regulatory efficiencies must be balanced against the need to address strategic policy, while ensuring health, safety and environmental stewardship for current and future Edmontonians.

Every regulation must be purposeful and clear in its intent. Deliberately re-evaluating what and why we regulate will help to rationalize each regulation and ultimately create a bylaw without unnecessary rules. Meaningful and effectively communicated regulations will improve the application, interpretation and enforcement of the new Zoning Bylaw. This will support greater efficiency and reduce costs and delays in permit review and compliance activities for Edmontonians and the development industry.

Cities change and evolve, and their regulatory needs change with them. The new Zoning Bylaw will be designed for greater adaptability to allow for new and emerging industries, development forms and market trends. An adaptable Zoning Bylaw can provide opportunities for businesses to innovate and to enable new forms of housing to meet the changing needs of Edmontonians. By recognizing change as a certainty, and planning for it instead of reacting to it, Edmonton will be better prepared to stay competitive and continue to serve its residents in the face of uncertainty and even major disruptions.

A STRATEGIC, SIMPLIFIED AND STREAMLINED ZONING BYLAW

Administration has combined **feedback from Edmontonians from 2018 and 2019 with research into municipal best practices, jurisdictional scans, development trends, and direction from new and emerging City policy** to inform the approach to drafting a new Zoning Bylaw

How are we going to do it?

The approach includes:

- + New Layout and Interface
- + Accessible Language
- + Hybrid Bylaw
- + Fewer, More Enabling and Inclusive Zones
- + Broader Uses
- + Purposeful and Enforceable Regulations
- + A Zoning Bylaw for Everyone

New Layout and Interface

A new layout and interface will improve user experience to enhance understanding of regulations and their impacts. The new Zoning Bylaw will be more approachable in its structure and presentation. It will have a consistent layout, with a unified design language for all diagrams and illustrations to clearly communicate regulations and intended outcomes in a more visual way. Zones will be organized using tables, charts, diagrams, and section headings designed to help users navigate the bylaw. There will be more relevant information listed in each zone to reduce cross referencing between sections, and administrative content such as definitions will be moved to the back end of the bylaw.

A new web interface will improve the user experience by integrating a variety of functions to help applicants and residents better understand the regulations governing a specific property.

Accessible Language

The regulations of the new Zoning Bylaw need to be understood by most people while ensuring that the rules can be legally enforced. This means using simpler language and commonly-understood terms where possible, while minimizing the use of jargon. It also means including images or plainly written explanatory notes to help the reader understand complex concepts.

Hybrid Bylaw

The new Zoning Bylaw will follow a hybrid bylaw structure that would include Use-based zoning regulations and structure, while incorporating elements of Euclidean, performance-based and incentive-based zoning. This made-in-Edmonton approach will provide a variety of zoning tools, helping to ensure that the right tool can be used to achieve a particular outcome.

Fig 2. New Layout and Interface



Zoning Approach

Use-based, also known as Euclidean zoning, focuses on regulating activities and uses (e.g., residential, commercial, industrial), typically keeping each use separated from the other. The Euclidean approach, which is the predominant system of the existing Zoning Bylaw, remains useful for the regulation of simple, straightforward development.

Form-based zoning focuses on the form and massing of buildings but provides more flexibility in the activities and uses that take place within the buildings. Form-based zoning is useful for supporting well-designed buildings and streetscapes, while providing adaptability for future changes.

Performance-based zoning focuses on outcomes rather than prescriptive regulations, often to manage off-site impacts (e.g. shadows, vibrations, noise). This provides applicants and designers the flexibility to achieve the requirements in a variety of different ways.

Incentive-based zoning provides a base level of development rights and adds the opportunity for bonuses to encourage certain outcomes or goals. An example would be to allow for increased density if a set number of affordable housing units are provided.

Fewer, More Enabling and Inclusive Zones

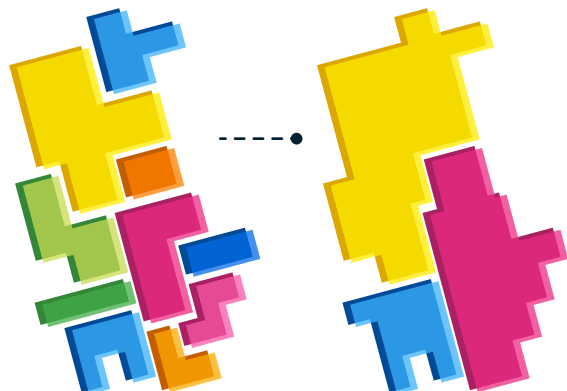
The current Zoning Bylaw is not always logical or consistent in its separation of zones. Many of the zones essentially do the same thing or contain a lot of overlap. For example, the bylaw has dozens of residential zones, often with little to no difference between them, but no true mixed use zones.

The new Zoning Bylaw will allow most standard zones to accommodate a range of built forms and uses. The standard zones will follow a clear progression to make sure there are distinct differences between each zone. Single-function zones will be reserved for the highest-risk uses that have the potential for greater land-use impacts, such as heavy industrial uses. The new bylaw will consolidate similar zones, accommodate a greater range of development outcomes, and ensure each zone aligns with Edmonton's long-term city-building objectives. This will allow for flexibility in the types of buildings and the combination of uses based on the goal and purpose of the zone, and allow communities to adapt over time.

Standard Zones

Standard or conventional zones are those zones that generally apply across large geographic areas with similar characteristics. Every property in Edmonton is assigned a zone.

Fig 3. Fewer, More Enabling and Inclusive Zones



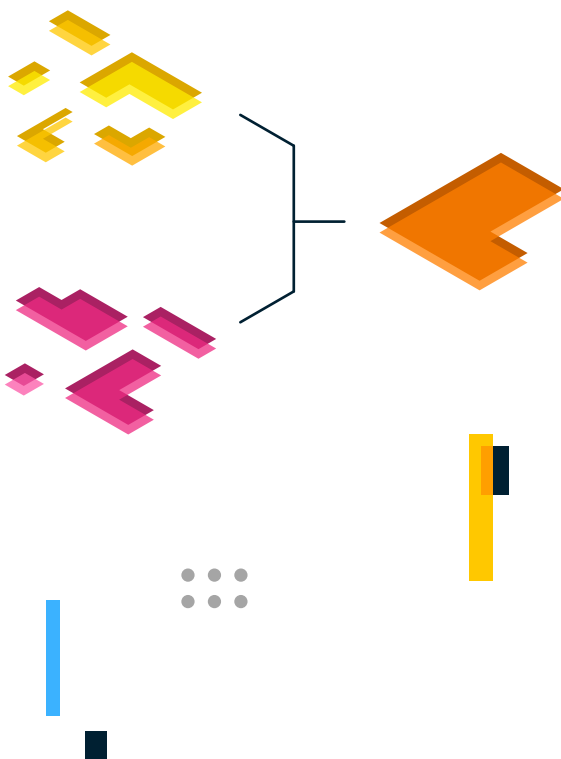
Broader Uses

The Zoning Bylaw currently has 127 different land uses, including some that are for niche or antiquated activities. It also contains some uses aimed at regulating on moral grounds, or in some cases attempts to regulate users (people) instead of uses. These approaches are a part of the Zoning Bylaw's discriminatory history and are contrary to the spirit of belonging and inclusion that Edmontonians value.

Combining uses will result in groups of broader use categories, similar to the General Retail Sales or General Industrial uses in the current Zoning Bylaw. This approach will allow for a greater range of activities to occur in a particular building or space, and will help future proof the new Zoning Bylaw through a more versatile, inclusive approach.

This change will require all bylaw users to get comfortable with a higher degree of flexibility and less prescriptive control. Uses must enable regulations to achieve the City's goals and policy outcomes, and not act as a blunt instrument to regulate residents' behaviours or isolated issues.

Fig 4. Combine Uses



Purposeful and Enforceable Regulations

The new Zoning Bylaw will have fewer regulations and thus less control. Reducing regulatory complexity makes it easier to build and do business in Edmonton, and opens the door for innovative and sustainable designs. As a result, there will be less control of development and some regulations will be removed from the bylaw, regulated differently or effectively addressed through other means.

The intent of each regulation and the outcome it is meant to achieve will be clearly communicated. This will remove the guesswork from development regulations and help make development and enforcement processes more predictable.

A Zoning Bylaw for Everyone

All Edmontonians should be able to participate in building the city envisioned in ConnectEdmonton and The City Plan. Regulations will need to be written through the lenses such as inclusivity, accessibility, reconciliation, age and gender. Administration will engage with subject matter experts and stakeholder groups throughout the development regulation writing process to ensure that the new Zoning Bylaw builds an Edmonton for everyone.

DECIDING ON WHEN AND HOW WE REGULATE

There will be some difficult decisions to make in drafting the new Zoning Bylaw. **Deciding what to regulate through zoning is just as important as deciding what not to regulate.** There will be benefits, risks and tradeoffs with each decision to ensure the new Zoning Bylaw balances achieving policy outcomes with regulatory burden.

Assumptions about what should be regulated will be critically re-examined, and decisions will be informed by a **rigorous decision making framework.**

Case Study: Open Option Parking

In June 2020 City Council approved an amendment to remove minimum parking requirements from the Zoning Bylaw. This change, known as Open Option Parking, represents a **philosophical shift** in how the City approaches regulation.

From 2018–2019 Administration undertook a Comprehensive Parking Review that looked at whether variation in parking demand could be explained by measurable factors that the City can regulate or control, like access to transit or population density. The analysis found that there was virtually no correlation between parking demand and these factors. In addition, a technical study found that there is an overall surplus of

on-site parking at all times of day and week in Edmonton. Together, this evidence suggests that minimum parking requirements had been ineffective at matching parking supply with demand. This resulted in an inefficient use of land and higher development costs that often served as a barrier to small business and a variety of housing forms.

This led to the conclusion that the Zoning Bylaw was not the right tool to regulate parking. Instead, with Open Option Parking, businesses and landowners are able to determine the amount of on-site parking they feel is needed for their particular operations, activities or lifestyle.

The Open Option Parking case study illustrates how, by fundamentally re-examining assumptions about what the Zoning Bylaw should regulate, the City was able to identify and eliminate a type of regulation that was not effectively supporting

long-term city-building objectives. The result is an approach that will better support choice and flexibility for Edmontonians, cost savings and efficiency for businesses, and ultimately a more compact, walkable, and vibrant Edmonton.

How will it work?

Every decision making framework needs a solid foundation. While the inputs and considerations of the framework will certainly change over time, the two fundamental questions it seeks to answer will not change. These two questions may seem obvious, but are really important to ask:

1. **Should** the Zoning Bylaw regulate this?
2. If yes, then to **what degree** should it be regulated?

Answering these two questions will support sound and justifiable decision making. If the Zoning Bylaw should regulate something, the degree to which it is regulated will need to balance competing interests and consider trade-offs. [Table 1](#) below outlines the proposed method (principles) for decision making.

Table 1. New Zoning Bylaw Decision Making Framework

Should we regulate it?	If yes, then to what degree?
<ul style="list-style-type: none"> + Legal obligation: Do we have a legal requirement to regulate this topic? + Policy alignment: Does regulating this topic align with The City Plan and other strategic policies and directions on land use and development? + Scope is clearly definable: Can the scope of the topic be clearly defined and understood? + Good planning practices/principles: Is it best practice to pursue regulating this topic with available data and literature? + Stakeholder and Public input: Do Edmontonians support regulating the topic? + Land use impact: Will not regulating this topic create land use impacts, either locally or city-wide? + Measuring land use impact: Is it possible to objectively measure the impact of the topic or will subjective measures be relied upon? + Weighing up the risks involved: What are the risks and trade-offs of regulating/not regulating and how much risk should be taken on this topic? + Enforceability: Can compliance with the regulation be easily determined, and can it be enforced? + Alternative means of regulation: Is the Zoning Bylaw the only feasible way for this topic to be regulated, or are there alternative means such as other bylaws or standards that would be more appropriate? 	<ul style="list-style-type: none"> + Health & Safety: What level of regulation is required to protect the health and safety of Edmontonians and the environment? + Risks & Trade-offs: What are the risks & trade-offs associated with different degrees of regulation for the topic and what is acceptable? + Consequences: What is the most cost-effective way to regulate the topic to achieve the desired outcome – for the public, businesses and government? + Consistency and timeliness of approval processes: Would the degree of regulation affect permitting and approval processes? + Predictability: Are the regulations and associated permitting requirements understandable and predictable? + Land use impact: The degree of regulation should be proportionate to the potential impact of not regulating. + City impact on local scale and city-wide scale: The degree and method of regulation must consider whether the impact of the topic applies locally or city-wide. + Monitoring: Can the regulation be monitored for effectiveness and continued relevance?

Note: The decision making framework is still in development. The framework is meant to serve as advice for Administration and decision makers. As the priorities and needs of Edmontonians and City Council change, the framework will also adapt accordingly.

CONCLUSION AND NEXT STEPS

Edmonton has changed dramatically since the current Zoning Bylaw was first drafted. Over the years, regulations have been added and amended to keep the Zoning Bylaw functional, but outdated regulations have remained in place. **This band aid approach has resulted in an overly complex and restrictive bylaw that does not support current city building goals or allow for innovative and sustainable designs.**

A new Zoning Bylaw presents a unique opportunity to question what the City regulates in terms of land development, why we regulate certain things and the impact those regulations have on the development process. It forces us to ask what the Zoning Bylaw should and shouldn't control, and how much control it should have in each instance. Regulations need to balance reducing regulatory burden with achieving policy outcomes in order to enable people, places and businesses to thrive and prosper, both now and in the future.

This is easier said than done. A series of discussion papers have been prepared to explore the various aspects of zoning and the Zoning

Bylaw, and provide the preliminary thinking and direction for the bylaw's new regulatory framework. These demonstrate how the City will achieve the vision, goals, outcomes and directions outlined in ConnectEdmonton, The City Plan and other City policies. Edmontonians were encouraged to explore the topics that interest them and provide feedback through [Engage Edmonton platform](#). The feedback received will help set the direction of the new Zoning Bylaw and subsequent implementation.



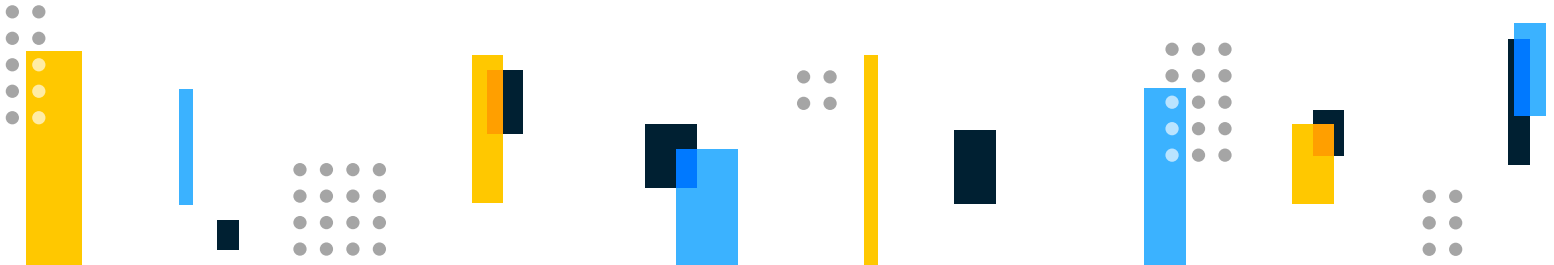
GET INVOLVED!

- For further information to get involved visit engaged.edmonton.ca
- For more information about the initiative visit edmonton.ca/zoningbylawrenewal
- For all other ideas and feedback regarding Zoning Bylaw Renewal Initiative, please use the [General Feedback Form](#)
- Subscribe to our [newsletter](#)
- Contact us at zoningbylawrenewal@edmonton.ca



ZONING BYLAW RENEWAL INITIATIVE

Edmonton

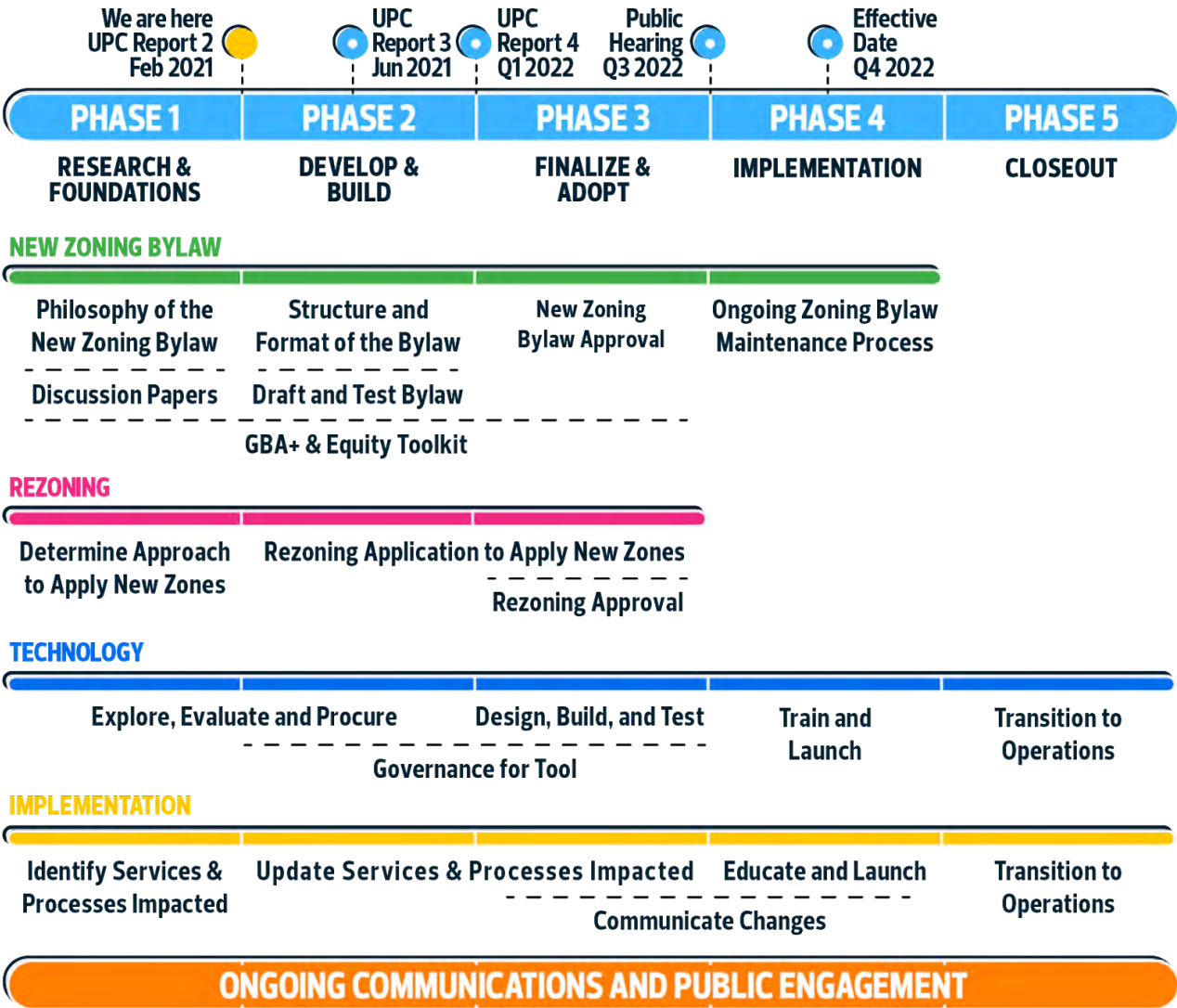


Projects and Phases of the Zoning Bylaw Renewal Initiative

The Zoning Bylaw Renewal Initiative comprises four projects occurring concurrently through four phases.

The following includes an overall schedule of how the four projects fit into the Zoning Bylaw Renewal Initiative timelines, an outline of work completed in Phase 1 - Research and Foundations, work anticipated for Phase 2 - Develop and Build, and metrics and targets for each of the four projects.

Overall Schedule of the Zoning Bylaw Renewal Initiative



Phase 1 Work

The majority of activities during Phase 1 set the foundation for drafting the new Zoning Bylaw. Some of these activities for the New Zoning Bylaw and Rezoning projects included:

- Developing a philosophy for the new Zoning Bylaw (see Attachment 1)
- Writing and publishing a series of discussion papers outlining the preliminary thinking on key topics and zones for the new Zoning Bylaw (posted on the Engaged Edmonton platform).
- Developing a decision making framework to guide the type of regulations to be included in the new bylaw, and the degree of regulation required to achieve a particular outcome (see Attachment 3)
- Initiating the GBA+ and Equity Toolkit and conducting interviews with a diverse cross-section of Edmontonians to help staff to draft regulations through an equity lens (see Attachment 3)
- Compiling the feedback received on the discussion papers in a What We Heard document (see Attachment 5)
- Analyzing and compiling zoning related feedback received as part of the City Plan engagement (see Attachment 7)
- Determining an approach to apply new zones

Activities related to the Technology and Implementation projects included:

- Researching how City staff, industry and the public experience and interact with the current Zoning Bylaw and gathering feedback on opportunities to improve the bylaw's interface
- Assessing business requirements and identifying what services and service areas will be impacted by the changes to the bylaw
- Identifying gaps in technology needed to implement the new bylaw
- Evaluating technology available to meet business needs

Phase 2 Work

In Phase 2 - Develop and Build - Administration will continue to focus on the New Zoning Bylaw and Rezoning projects. Activities will include:

- Completing jurisdictional reviews and researching best practices for zoning issues not covered during Phase 1
- Creating the structure of the new zones and new Zoning Bylaw
- Applying the decision making framework to ensure a consistent and transparent rationale for what is regulated and incorporating the GBA+ and Equity Toolkit to ensure equity considerations are included in the decision-making process
- Drafting the new zones and regulations for the new Zoning Bylaw

- Undertaking comprehensive stakeholder and public engagement and communication activities to gather feedback on the new draft Zoning Bylaw
- Testing the new Zoning Bylaw and developing scenarios to identify gaps, unclarity and regulation conflicts or issues
- Identifying regulatory issues that could be addressed by other bylaws or tools
- Preparing a new Zoning Map to correspond with the proposed zones
- Evaluating rezoning impacts to infrastructure with city building partners, such as EPCOR water and drainage, Parks and Open Spaces, Transportation, District Planning, etc.

Phase 2 activities related to the Technology and Implementation projects include:

- Procuring and designing the technology to meet the City’s business needs for the new Zoning Bylaw including a content management system and online notification
- Updating services and processes that will be impacted by the new Zoning Bylaw, including automation of non-complex development permits, application requirements, etc.
- Testing the implementation of the new Zoning Bylaw through various developing scenarios, including development permit applications to identify gaps, unclarity and regulation conflicts or issues

Objectives and Outcomes for the Zoning Bylaw Renewal Initiative

The following table provides information on the objectives and outcomes of the Zoning Bylaw Renewal Initiative and specific objectives and outcomes of the New Zoning Bylaw and Technology projects.

Zoning Bylaw Renewal Initiative

Initiative Goals	Initiative Objectives	Expected Outcomes
Goal 1 Develop a user-friendly Zoning Bylaw that is aligned with City Policies and directions	Objective 1.1 Create a cohesive experience for all users of the Zoning Bylaw	1. The new Zoning Bylaw is easy to navigate for all users 2. The new Zoning Bylaw uses accessible language 3. The terminology in the new Zoning Bylaw will reflect the terminology in The City Plan, Business Licence Bylaw and Alberta Building Code and other relevant City policies 4. Improved on-line experience for customers

	<p>Objective 1.2 The new Zoning Bylaw enables the advancement of City policies and directions</p>	<ol style="list-style-type: none"> 1. Land use regulations collectively advance City policy and directions 2. The measures developed for the new Zoning Bylaw and associated processes support corporate targets/indicators for The City Plan and or ConnectEdmonton
<p>Goal 2 Streamline and simplify Zoning Bylaw regulations and associated services</p>	<p>Objective 2.1 Reduce the size of the Zoning Bylaw</p>	<ol style="list-style-type: none"> 1. Reduction of the number pages in the Zoning Bylaw by 50% 2. There will be a 60% reduction in the number of zones 3. There will be a 60% reduction in the number of land use classifications
	<p>Objective 2.2 Clear, purposeful and enforceable regulations for Edmontonians and a technical audience</p>	<ol style="list-style-type: none"> 1. After a 6 month transition period there will be a 25% reduction in development permit application missing information requests. 2. Minimal amendments to the Zoning Bylaw to provide clarity to regulations
	<p>Objective 2.3 Reduce the cost of delivering planning and development services</p>	<p>Within two years of the approved new Zoning Bylaw:</p> <ol style="list-style-type: none"> 1. 60% of all development permits will be minor permits 2. 30% of all development permits will be automated
<p>Goal 3 Rezone properties city-wide to align with the zones in the new Zoning Bylaw</p>	<p>Objective 3.1 An approach to rezoning all lands in Edmonton is developed and implemented</p>	<p>Successful application of new zones to properties in Edmonton</p>
	<p>Objective 3.2 There will be minimal reductions to property development rights</p>	<p>Closest equivalencies between zones will not include development rights more than 25% of the current development rights.</p>
<p>Goal 4 Ensure a smooth transition to a new Zoning Bylaw and</p>	<p>Objective 4.1 Minimal increase to the Development Process timelines</p>	<ol style="list-style-type: none"> 1. Application processing time (LDA's and Development Permits) will not increase by more than 15% during transition

new online tools (technology) for all stakeholders		<ol style="list-style-type: none"> 2. The time for transitioning to the new Zoning Bylaw will not impact the application processes for more than six months
	<p>Objective 4.2 Develop training and education materials for staff, applicants and Edmontonians before launch</p>	<p>Prior to 'in effect' date of the new Zoning Bylaw:</p> <ol style="list-style-type: none"> 1. 90% of affected staff will have training completed 2. 90% of application forms, processes and training materials will be updated 3. 80% of the technical issues will be resolved 4. 75% of Industry surveyed will agree that they have a sufficient understanding of how to use the new Zoning Bylaw
Goal 5 Implement a thorough and robust engagement and communication plans	<p>Objective 5.1 Build off the work and learnings of The City Plan project to develop the public engagement and communications plans to provide a cohesive experience for Edmontonians</p>	<ol style="list-style-type: none"> 1. The same methods and groups will be used for the Zoning Bylaw initiative 2. The same terminology will be used in the new Zoning Bylaw initiative engagement and communication
	<p>Objective 5.2 Achieve high level of internal and external engagement through communication and engagement activities that is relatable and accessible to stakeholders</p>	<ol style="list-style-type: none"> 1. Minimum of 30 different agencies/stakeholders groups will have an opportunity to provide feedback 2. Use of at least four different approaches of public engagement (e.g. survey, feedback form, in person, on-line)

New Zoning Bylaw

Project Goals	Project Objectives	Expected Outcomes
<p>Goal 1 The Zoning Bylaw aligns with strategic policies and directions,</p>	<p>Objective 1.1 The new Zoning Bylaw enables the advancement of City policies and directions</p>	<ol style="list-style-type: none"> 1. Land use regulations collectively advance City policy and directions

<p>including ConnectEdmonton, The City Plan and Planning Tools</p>	<p><i>Same as Initiative Goal 1, Objective 1.2</i></p>	<p>2. The measures developed for the new Zoning Bylaw and associated processes support corporate targets/indicators for The City Plan and or ConnectEdmonton</p>
<p>Goal 2 The Zoning Bylaw provides regulations that support better development outcomes</p>	<p>Objective 2.1 Zoning regulations support The City Plan and future District Plans</p> <ul style="list-style-type: none"> ○ 15 minute districts ○ Employment corridors ○ Affordability ○ Housing diversity 	<ol style="list-style-type: none"> 1. Mixed Use Zones will need to change by less than 20% when District Plans are implemented 2. There will be no new Special Area Zones to implement District Plans 3. There is a 40% decrease in the number of Direct Control Zones
<p>Goal 3 The Zoning Bylaw is user-friendly for all audiences, with clear, purposeful and enforceable regulations</p>	<p>Objective 3.1 Create a cohesive experience for all users of the Zoning Bylaw</p> <p><i>Same as Initiative Goal 1, Objective 1.1</i></p>	<ol style="list-style-type: none"> 1. The new Zoning Bylaw is easy to navigate for all users 2. The new Zoning Bylaw uses accessible language 3. The terminology in the new Zoning Bylaw will reflect the terminology in The City Plan, Business Licence Bylaw and Alberta Building Code and other relevant City policies 4. Improved on-line experience for customers
	<p>Objective 3.2 Clear, purposeful and enforceable regulations for Edmontonians and a technical audience</p> <p><i>Same as Initiative Goal 2, Objective 2.2</i></p>	<ol style="list-style-type: none"> 1. After a 6 month transition period there will be a 25% reduction in development permit application missing information requests. 2. Minimal amendments to the Zoning Bylaw to provide clarity to regulations
<p>Goal 4 The Zoning Bylaw is efficient and effective in its regulations and is adaptable over time</p>	<p>Objective 4.1 Reduce the size of the Zoning Bylaw</p> <p><i>Same as Initiative Goal 2, Objective 2.1</i></p>	<ol style="list-style-type: none"> 1. Reduction of the number pages in the Zoning Bylaw by 50% 2. There will be a 60% reduction in the number of zones 3. There will be a 60% reduction in the number of land use classifications

	<p>Objective 4.2 Create flexibility and adaptability in the Zoning Bylaw</p>	<ol style="list-style-type: none"> 1. The timeline to process amendments is reduced by 20% 2. There is a 40% decrease in the number of Direct Control Zones 3. Low Density to Low Density rezoning applications are no longer required 4. Light Industrial to Business Industrial rezoning applications are no longer required
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Rezoning

Project Goals	Project Objectives	Expected Outcomes
<p>Goal 1 Rezone properties city-wide to align with the zones in the new Zoning Bylaw in an organized and strategic manner</p>	<p>Objective 1.1 An approach to rezoning all lands in Edmonton is developed and implemented</p> <p><i>Same as Initiative Goal 3, Objective 3.1</i></p>	<p>Successful application of new zones to properties in Edmonton</p>
	<p>Objective 1.2 There will be minimal reductions to property development rights</p> <p><i>Same as Initiative Goal 3, Objective 3.2</i></p>	<p>Closest equivalencies between zones will not include development rights more than 25% of the current development rights.</p>

Technology

Project Goals	Project Objectives	Expected Outcomes
<p>Goal 1 Select and implement technology to enable management of the new Zoning Bylaw</p>	<p>Objective 1.1 Easy editing (text, images and tables) and uploading of text amendments to the new Zoning Bylaw</p>	<ol style="list-style-type: none"> 1. The time to upload a new amendment into the online Zoning Bylaw will be reduced by 50% per amendment
	<p>Objective 1.2</p>	<p>Remove Zoning Atlas and use AEGIS</p>

	Only one application software is acquired to manage the Zoning Bylaw map and City database	
Goal 2 Improve customer experience for planning and development services	Objective 2.1 Improve user-friendliness of an online Zoning Bylaw and Map Interface	The Zoning Bylaw and Map is easy to navigate for all users
	Objective 2.2 Increase useful Zoning Bylaw and site specific information available to the public and applicants prior to submitting their application	Ability to acquire quick, accurate information and interact with associated services (e.g. mapping)
	Objective 2.3 Increase consistency of planning decisions on applications related to zoning <i>Same as Initiative Goal 2, Objective 2.3</i>	<ol style="list-style-type: none"> 30% of all development permits will be automated General intent of regulations will be available to staff, applicants and the general public

Implementation

Project Goals	Project Objectives	Expected Outcomes
Goal 1 The transition to a new Zoning Bylaw is thoughtfully planned and effectively managed to minimize impacts to users of the Zoning Bylaw and associated services processes	Objective 1.1 Minimal increase to the Development Process timelines <i>Same as Initiative Goal 4, Objective 4.1</i>	<ol style="list-style-type: none"> Application processing time (LDA's and Development Permits) will not increase by more than 15% during transition The time for transitioning to the new Zoning Bylaw will not impact the application processes for more than six months
	Objective 1.2 Develop training and education materials for staff, applicants and Edmontonians before launch <i>Same as Initiative Goal 4, Objective 4.2</i>	<p>Prior to 'in effect' date of the new Zoning Bylaw:</p> <ol style="list-style-type: none"> 90% of affected staff will have training completed 90% of application forms, processes and training materials will be updated 80% of the technical issues will be resolved

		4. 75% of Industry surveyed will agree that they have a sufficient understanding of how to use the new Zoning Bylaw
Goal 2 Update and streamline development permitting processes and services to align with the new Zoning Bylaw	Objective 2.1 Reduce the cost of delivering planning and development services <i>Same as Initiative Goal 2, Objective 2.3</i>	Within two years of the approved new Zoning Bylaw: 1. 60% of all development permits will be minor permits 2. 30% of all development permits will be automated

Choosing *What* to Regulate and *Why*: Creating a Robust Process for Drafting Regulations

Introduction and Integration

Achieving the equitable and aspirational city envisioned in The City Plan and ConnectEdmonton, and delivering excellent service requires balancing development regulations with a streamlined regulatory environment. Difficult decisions will need to be made through the Zoning Bylaw Renewal Initiative. Understanding this, Administration is developing a robust process for determining what the Zoning Bylaw should and should not regulate, and to what degree it should regulate. Referred to as the Decision Making Framework, it will also take equity considerations into account.

While municipalities commonly analyze land-use impacts and regulatory burden in their approaches to regulations, understanding how regulations can impact equity is a relatively new area of research. To ensure equity considerations are included in every aspect of the project, the Zoning Bylaw Renewal Initiative has partnered with the University of Alberta to create a GBA+ and Equity Toolkit. Though work on the toolkit is occurring separate from the Decision Making Framework, the two will be used together while drafting the new Zoning Bylaw's regulations to ensure equity considerations are part of the regulation writing process.

Decision Making Framework

Benefits, risks and tradeoffs will be considered with each decision to ensure the new Zoning Bylaw balances the goal of supporting policy outcomes with the goal of reducing the regulatory burden. Assumptions about what should be regulated will be critically re-examined and decisions will be informed by a decision making framework. The two primary questions that will be addressed through the decision making framework include:

1. Should the Zoning Bylaw regulate this?
2. If yes, then to what degree should it be regulated?

If the decision making framework process helps to determine that something should be regulated, Administration will consider a variety of factors on how and to what degree it should be regulated. This includes:

- Guidance from the Municipal Government Act and other City policies, bylaws and strategic plans
- A review of best practices and approaches taken by other jurisdictions to address specific zoning issues
- Evaluating regulations' effect on health and safety, land use impact, regional competitiveness, and cost to the applicant and the City

- Consulting feedback and learnings received throughout the Zoning Bylaw Renewal Initiative, including those related to the recent changes made to Zoning Bylaw 12800 through the Zoning Bylaw Omnibus in December 2020 and January 2021, the amendments made to eliminate parking minimums in June 2020, and the changes made to enable 'Missing Middle' housing in August 2019.

In addition to the factors mentioned above, Administration will also evaluate whether regulations proposed for the new Zoning Bylaw will result in more consistent decision making and predictability of service. The Decision Making Framework will prioritize regulations based on the risks, opportunities and tradeoffs associated with more or less regulation of certain aspects of development and land use. The framework will assist Administration in creating a new Zoning Bylaw that will support flexibility, innovation, and better service delivery, allowing people, places and businesses to thrive and prosper. In doing this, Administration will also consider the downstream impacts to affordability and livability in Edmonton. This requires us to understand the economics of development and how added costs are downloaded to the resident and business operator.

For more information about the decision making framework and the types of questions that will be answered while crafting regulations for the new Zoning Bylaw, please refer to Attachment 1 - Philosophy of the New Zoning Bylaw.

GBA+ and Equity Toolkit

With the Zoning Bylaw Renewal Initiative, Administration is taking direction from The City Plan and asking how the built form can help support an inclusive, compassionate and equitable Edmonton. This equity lens is a shift from previous ways of thinking about land use regulations.

To help embed equity considerations in all aspects of the Zoning Bylaw Renewal Initiative, the City is developing a Gender Based Analysis Plus (GBA+) and Equity Toolkit to explore and understand the unintended social impacts of our regulations, and to take thoughtful and decisive action to support the creation of inclusive and welcoming urban spaces. The GBA+ and Equity Toolkit will be developed in alignment with the City's GBA+ Framework, The Art of Inclusion, and other connected programs/initiatives.

The GBA+ and Equity Toolkit will provide planners with guidance on how best to consider concepts of equity and diversity when drafting zoning rules, including:

- Acknowledging assumptions and biases at the regulation writing stage
- Identifying social inequities and identity factors
- Listening to community perspectives

- Exploring equity measures that have been or can be taken to prevent or remove inequities

The toolkit will work in conjunction with the Decision Making Framework, thereby providing Administration with a robust approach to zoning regulations that considers the unintended social impacts of land-use regulations.

Academic Partnerships

To support the creation of the GBA+ and Equity Toolkit, Administration has partnered with the University of Alberta's School of Urban and Regional Planning on a SSHRC (Social Sciences and Humanities Research Council) funded research study to help address the following related questions:

- How can we apply and promote equity and substantive equality considerations in a zoning bylaw?
- How can we identify the inequities created by land use regulations generally, and specifically in the case of Edmonton?
- What human rights and equity issues should be considered when drafting land use regulations?
- What compromises may be necessary when addressing equity using such tools?

This study will include a thorough review of academic literature, best practices, and relevant case law to explore the intersections of equity, human rights, and land use regulation. Key actors — both local stakeholders identified by the City of Edmonton and experts from across Canada — will be interviewed in order to gain insight into how equity can be embedded into municipal regulations. The study will focus on Edmonton's Zoning Bylaw, exploring key amendments and controversial parts identified by stakeholders, to ascertain how zoning tools have caused or helped address inequity within the city in the past.

GBA+ and Equity Toolkit Design Process

Below is a general outline of the phases and work in progress for the GBA+ and Equity Toolkit.

Phase 1 - Research and Reflection (August 2020 - December 2020)

- Review City plans/policies for their diversity and equity commitments
- Connect with City committees/groups working on equity issues to identify potential alignments
- Perform a jurisdictional scan to determine best zoning and equity practices
- Outreach with underrepresented and marginalized communities to understand experiences with Edmonton's Zoning Bylaw
- Draft a paper that articulates the role of planners in addressing equity in the Zoning Bylaw

- Draft a paper that articulates community perspectives on Zoning Bylaw barriers/challenges/issues

Phase 2 - Development (August 2020 - July 2021)

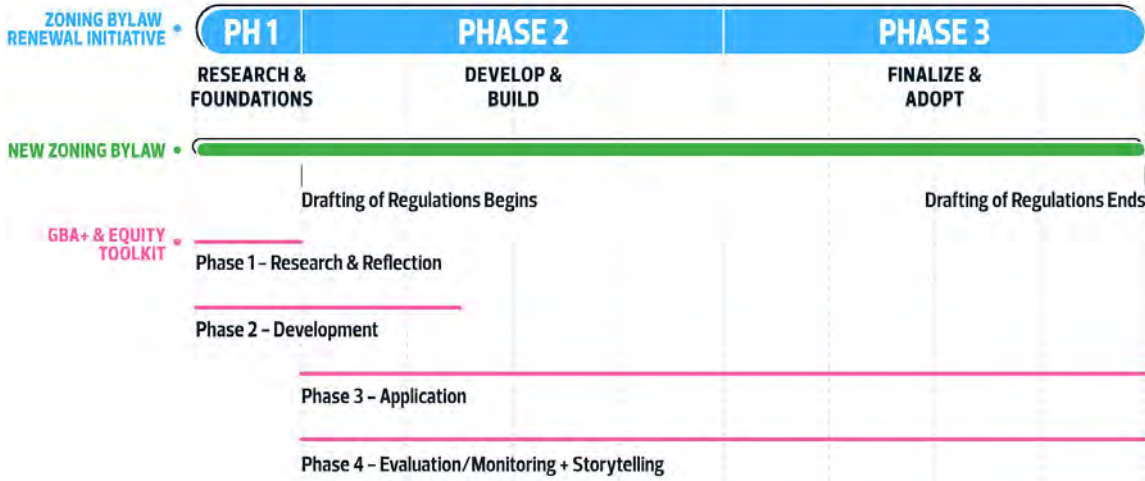
- Workshops with City teams and developing a GBA+ and Equity Toolkit prototype for drafting regulations
- Partner with the University of Alberta’s School of Urban and Regional Planning on a joint research study
- Refine and finalize the GBA+ and Equity Toolkit

Phase 3 - Application (January 2021 - June 2022)

- Draft Zoning Bylaw regulations using the GBA+ and Equity Toolkit
- Partner with the University of Alberta’s School of Urban and Regional Planning to develop a process on how to monitor/evaluate the GBA+ and Equity Toolkit’s effectiveness

Phase 4 - Evaluation/Monitoring and Storytelling (January 2021 - December 2022)

- Develop a process for how the GBA+ and Equity Toolkit will be monitored and used over time
- Continue to refine Zoning Bylaw regulations using the Toolkit
- Promote the GBA+ and Equity Toolkit to internal/external stakeholders
- Prepare a Lessons Learned Report to share with other City departments/teams



ZONING BYLAW RENEWAL INITIATIVE

DISCUSSION PAPER HIGHLIGHTS

Edmonton



DISCUSSION PAPER HIGHLIGHTS

The discussion papers provided an entry point into the world of zoning by breaking it out into understandable parts and allowing Edmontonians to select topics that interest them. They explored various aspects of zoning and the new Zoning Bylaw, and provided the preliminary thinking and direction for the approach it may take. This document compiles the [highlights](#) of the direction that was presented for each paper.

These papers were a [first attempt](#) at exploring potential directions for new zoning regulations.

All Edmontonians were encouraged to provide feedback through the [Engaged Edmonton](#) platform. The next steps include doing more in-depth research and analysis on the feasibility of some of the proposed ideas and incorporating the feedback from what we heard to inform the new Zoning Bylaw. While the ideas outlined in this document are being considered, further change is anticipated. For more information on the general approach to the bylaw please refer to the [Philosophy of the New Zoning Bylaw](#).

TOPICS



PHILOSOPHY OF THE NEW ZONING BYLAW



NODES & CORRIDORS



RESIDENTIAL ZONES



COMMERCIAL & INDUSTRIAL ZONES



AGRICULTURE & RURAL ZONES



OPEN SPACE & CIVIC SERVICES ZONES



SPECIAL AREA ZONES



DIRECT CONTROL ZONES



NOTIFICATIONS & VARIANCES



OVERLAYS



SIGNS



CLIMATE RESILIENCE & ENERGY TRANSITION

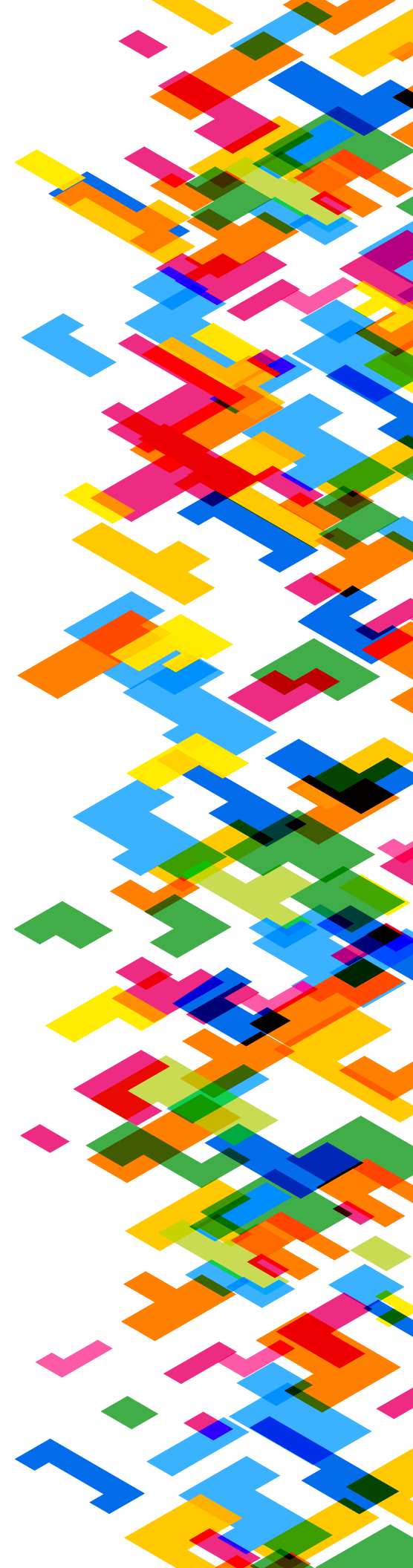


ECONOMY



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NODES AND CORRIDORS

The Nodes and Corridors discussion paper represents Administration's **first attempt** at reimagining how the new Zoning Bylaw can build on the City Plan's concept of the **15-minute city and develop a regulatory framework to make the nodes and corridor model a reality.**

The following policy intentions and directions outline how the nodes and corridors network will shape life within Edmonton:

- + Nodes and corridors are **intensification areas designated for housing and job growth**. To create inclusive mixed use areas, a variety of businesses, housing types and community amenities will be encouraged.
- + An integrated city transportation network with **an emphasis on mass transit and mobility hubs**, is a defining characteristic of the proposed zones.
- + The new Zoning Bylaw can achieve the City Plan's goals of integrating high quality urban design by using regulations to ensure **the design of buildings and sites are contextually appropriate and enhance the pedestrian experience**.
- + The draft nodes and corridors zones will also align with the **Metropolitan Regional Growth Plan**, the proposed District Planning Framework, and support the **innovation corridor concept**.

The directions proposed are **subject to change** and will be refined as a result of further analysis and stakeholder feedback.

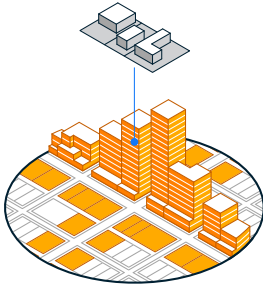
Key Directions Proposed

The following five items are the key actions/changes proposed in the Nodes and Corridors discussion paper.

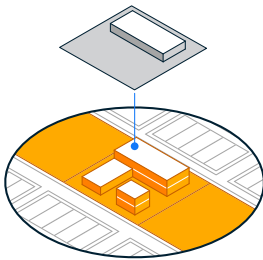


1 Three specific zones for mixed use development within the Nodes and Corridors framework

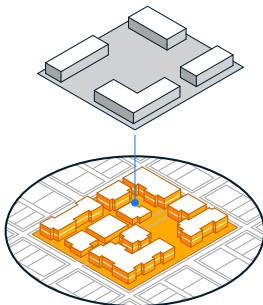
The City Plan’s approach to nodes and corridors is intended to direct investment, infrastructure enhancements and services to support greater density of people and jobs in a more sustainable way. Currently, Edmonton doesn’t have functional mixed use zones to achieve these objectives. To enable the development the City Plan envisions for the Nodes and Corridors network, three mixed use zones are proposed for the new Zoning Bylaw:



Mixed Use 1 Zone is intended to enable main street-type development similar to those you would see along Whyte Avenue or on 104 Street, with narrow front setbacks and a continuous building frontage along the street. It emphasizes the public realm through urban design that supports vibrant, walkable and accessible main street-like corridors and nodes. This zone will be primarily located within urban settings, pedestrian-oriented corridors and within some suburban contexts.



Mixed Use 2 Zone is intended to transition automobile-oriented sites to mixed-use pedestrian friendly development. It would be applied to sites greater than 2 ha in area, similar to Crestwood Centre, and will prioritize pedestrian movement, safety, and activity. This zone will allow for greater inward orientation of development with breaks in the building frontages to increase pedestrian movement and connectivity through the site.



The **Comprehensive Site Zone** is intended to transition large retail centres, shopping malls and sites greater than 2 ha, similar to Century Park, into high density, mixed use urban villages close to mass transit. As the areas will accommodate larger redevelopment, additional design information may be required at the initial development permit application to ensure the development integrates with the larger network and surrounding development.

2 Horizontal and Vertical Mixed Use

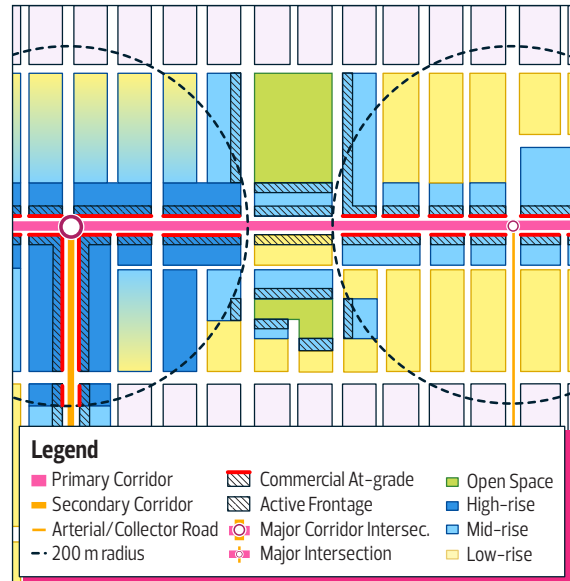
The mixed use zones will enable a broad range of uses and will allow for both vertical and horizontal mixed use development. Traditionally mixed use development is characterized by commercial at-grade and residential above, and sometimes zoning prevents residential uses at the ground level. However, allowing for variety in how land use is organized in new development will help the nodes and corridors intensify, thrive, and innovate. It will also help enable market-ready development that can adapt over time.



3 Context Modifiers

The discussion paper proposes using context modifiers as levers to increase land use intensity (height, floor area ratio, and density) based on a site's location within the network. For example, Major Nodes are intended to comprise of both mid and high-rise developments, whereas District Nodes are intended to accommodate mostly mid-rise and some high-rise development.

The paper proposes to categorize low-rise development as falling within the range of 3 to 6 storeys, mid-rise in the range of 7 to 12 storeys, and high-rise in the range of 13 to 26 storeys. Height modifiers would be applied to sites based on their location within the node or corridor hierarchy area outlined in The City Plan, and as guided by other higher policies and plans, such as District Planning.



Modifiers would also be used to apply certain use and design requirements. For example, active frontage, to require more frequent doors and windows at ground level would be applied along major streets, and commercial uses at-grade would be required for development within close proximity to major intersections. This will allow for a more visually interesting and interactive relationship between new shops and businesses and the public realm in key areas of the nodes and corridors network.

4 Urban Design

Nodes and Corridors will reflect a high standard of design for public and private development. They will contribute to an enhanced public realm that is connected, walkable, and celebrates Edmonton as a winter city. The nodes and corridor zones will integrate regulations that reflect the principles of the City's urban design policies that apply to podium, mid-rise, and tower configurations, setbacks and stepbacks, and building articulation that strengthen the relationship with the street and promotes human-scale development comfortable to pedestrians.

Additional work will be done to determine additional design information required, such as an urban design brief in relation to Edmonton Design Committee reviews and the City's urban design policies and guidelines.

5 Incentive Based Regulations

The discussion paper also proposes using standardized incentives-based regulations to encourage public amenity contributions within a development through bonusing provisions associated with additional height, floor area ratio, and/or dwelling units. So for example, this might include contributions that enhance a nearby playground in exchange for additional dwelling units for a new development. Incentive based regulations will continue to be explored for their use and application within the mixed use zones and to reduce the reliance on direct control zoning.

See the [Nodes and Corridors discussion paper](#) for more details.

RESIDENTIAL ZONES

The Residential Zones discussion paper represents Administration's **first attempt** at reimagining how the new Zoning Bylaw can serve our existing and future residents **with housing options for those of different means and in different stages of life.**

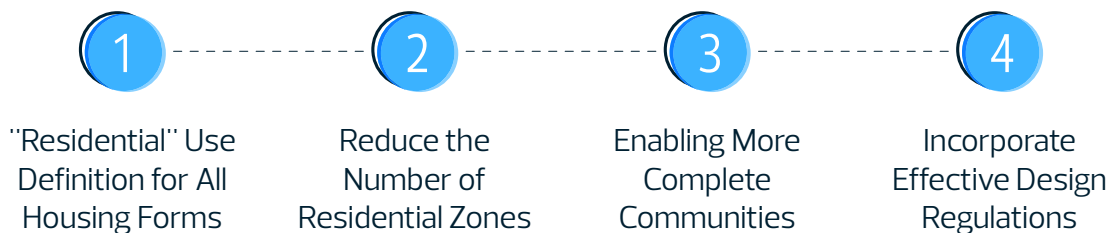
The proposed approach will achieve the following Big City Moves from The City Plan:

- + To establish a **"Community of Communities"** by creating **15-minute districts** where residents would have more access to businesses, services, and amenities within 15 minutes from where they live.
- + To become more **"Inclusive and Compassionate"** by providing more **housing options** in more neighbourhoods throughout the city to help ensure everyone has access to safe housing.
- + To become a **"Rebuildable City"** by supporting neighbourhoods as they **grow and redevelop** to adapt to the changing needs of Edmontonians

The directions proposed are **subject to change** and will be refined as a result of further analysis and stakeholder feedback.

Key Directions Proposed

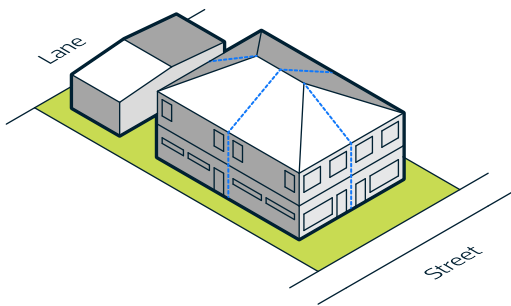
The following four items are the key actions/changes proposed in the Residential Zones discussion paper.



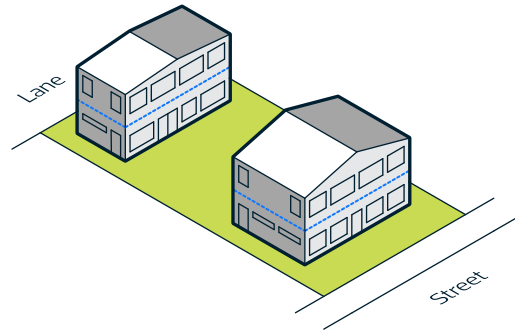
1 “Residential” Use Definition for All Housing Forms

Zoning Bylaw 12800 currently divides housing into different use definitions, based on the form of the building (such as single detached house, row house and garden suite). Rigidly defining housing in such a narrow prescribed way prevents sites from adapting to building and/or living trends. Rather than continuing to regulate based on multiple residential uses, the discussion paper proposes to have one use – Residential – and to focus regulations more on the form and massing of the building, in addition to site planning considerations like amenity space. This will allow sites to adapt to emerging trends and provide Edmonton with more housing options.

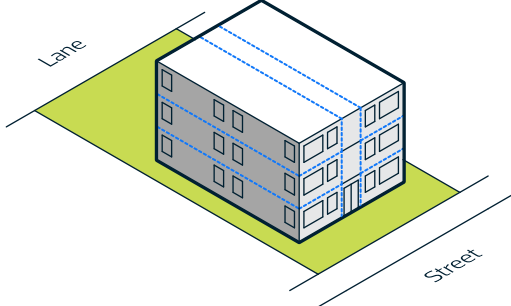
Four residential units



Four residential units



Six residential units



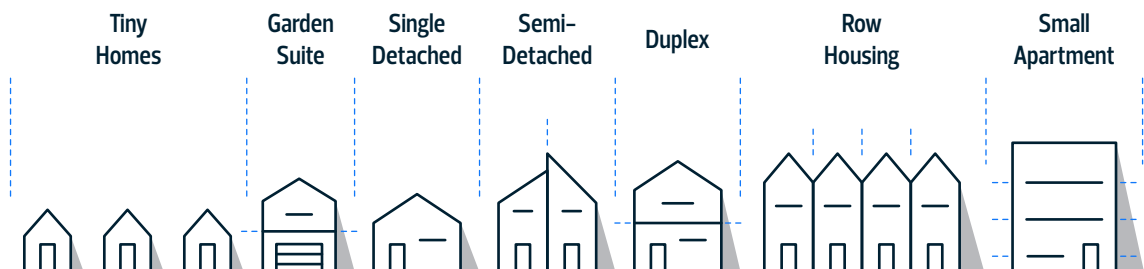
Six residential units



2 Reduce the Number of Residential Zones

There are 15 residential zones currently regulating housing in the urban area. Many of these residential zones are very similar to one another which creates both redundancy and complexity in the Zoning Bylaw without providing much additional opportunity in each zone. To simplify and streamline processes, Administration is proposing to consolidate down to the following two residential zones:

- + Small Scale Residential Zone for residences up to 3 storeys in height. This allows for a range of housing options and will be regulated by the number of units allowed on a housing site.



- + Low Rise Residential Zone for residences between three and six stories high. These zones will be located in areas supporting local nodes or other node and corridor areas. Limited non-residential uses would be allowed on the ground floor. Design regulations to reduce impact from the bulk of the building are also proposed.



- + Higher density residential developments that are higher than six storeys are proposed to be regulated through the mixed-use zones as proposed in the Nodes and Corridor discussion paper.

3 Enabling More Complete Communities

Recognizing the importance of neighbourhoods and living locally, the Residential Zones discussion paper proposes to enable local services in residential neighbourhoods. For example, the Small Scale Residential Zone would allow local neighbourhood services such as shops and cafes to develop without a rezoning on the condition that these are located beside existing non-residential sites. This will help enhance existing Local Nodes as discussed in The City Plan.

4 Incorporate Effective Design Regulations

Incorporating effective design regulations in the Zoning Bylaw will help create a sense of visual identity in neighbourhoods. Administration will explore where design regulations controlling different housing forms would be most appropriate. Another option being considered is retiring the Mature Neighbourhood Overlay, but identify effective regulations from the overlay and incorporating these into the proposed residential zones. This would also remove an additional layer of regulations for users to understand and navigate.

See the [Residential Zones discussion paper](#) for more details.

COMMERCIAL AND INDUSTRIAL ZONES

The Commercial and Industrial Zones discussion paper highlights Administrations **first attempt** at simplifying Edmonton’s commercial and industrial zones to create more **certainty and adaptability** while also introducing elements to implement the City Plan’s policies related to the **Non-residential Opportunities Network**.

The proposed approach will implement the policies of City Plan in four ways:

- + Ensuring safe development by managing potential risk associated with heavy industry, oil and gas facilities, pipelines, railway and utility corridors **through the provision of adequate buffers, separation distances, and effective transition zones.**
- + Encouraging investment and redevelopment by increasing development opportunities within the commercial and industrial zones by **allowing for a broader range and configuration of uses** in the commercial and light industrial zones and enhancing the development potential **to enable the adaptive reuse of existing development.**
- + Maintaining viability for industrial growth by restricting commercial uses in some areas **to preserve opportunities for industrial development.**
- + Enhancing pedestrian safety by ensuring new development is **walkable and well-designed.**

The directions proposed are **subject to change** and will be refined as a result of further analysis and stakeholder feedback.

Key Directions Proposed

The following three items are the key actions/changes proposed in the Commercial and Industrial Zones discussion paper.

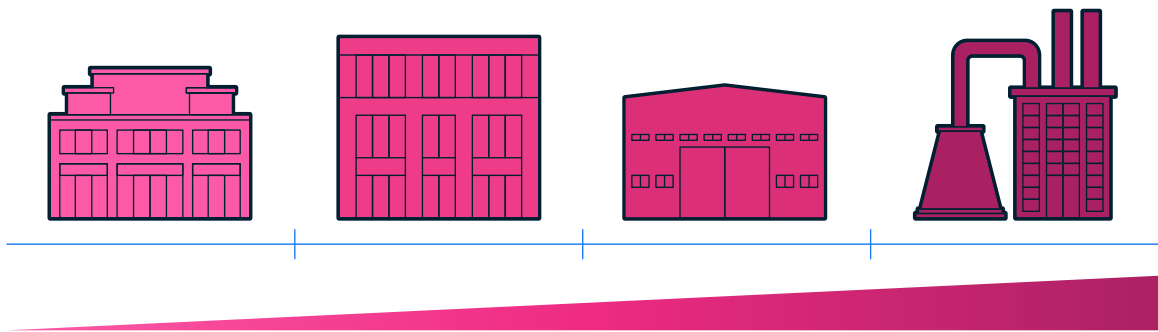


1 Simplify and Consolidate Commercial and Industrial Zones

Zoning Bylaw 12800 currently has seven standard commercial zones and five standard industrial zones. Several of these zones are similar and have overlapping development outcomes. To streamline and simplify regulations, Administration proposes to consolidate the commercial and industrial zones into four new standard zones:

- + **General Commercial Zone** for commercial development up to three storeys high that will be located in areas supporting node and corridor areas to meet the everyday needs of local and regional shoppers. This zone will also enable limited residential uses above the ground floor.
- + **Business Employment Zone** for commercial and light industrial activities up to six storeys high that will also be located in areas supporting node and corridors areas, and may be located in non-residential local node contexts. This zone will accommodate high quality light industrial, office, commercial and civic service developments where activities are occurring within a building. It will also serve as a transition zone to buffer adjacent more intensive industrial zones.
- + **General Industrial Zone** for light to medium industrial activities up to six storeys high that require larger sites. These developments may carry out a portion of their operations outdoors or require outdoor storage areas, but any nuisance activities would not extend beyond the boundaries of the site.
- + **Heavy Industrial Zone** for intensive industrial activities up to six storeys high or higher to accommodate specific industrial activities (such as smokestacks). This zone is proposed to accommodate developments that are incompatible with non-industrial and minor industrial uses due to their appearance, noise, odour, risk of toxic emissions, or other hazards. This zone would be generally located on the interior of industrial or agricultural areas in order to not impact the safety, use, amenity or enjoyment of surrounding zones.

Summary of Current and Proposed Commercial and Industrial Zones



Commercial Zone	Industrial Zones		
General Commercial	Business Employment	General Industrial	Heavy Industrial
Example Developments			
<ul style="list-style-type: none"> + Corner Stores + Medical Offices + Big Box Retail + Strip Malls + Offices 	<ul style="list-style-type: none"> + Business Centres/ Offices + Warehouses + Strip Malls 	<ul style="list-style-type: none"> + Warehouses + Storage Yards 	<ul style="list-style-type: none"> + Land Treatment + Chemical Processing + Hazardous Material Storage

2 Increase Development Certainty and Adaptability

To create zoning regulations that can maintain and enhance Edmonton's competitiveness for non-residential investment within the region, the discussion paper proposes to increase development certainty and adaptability by:

- + Including broader and more inclusive use categories in the General Commercial and Business Employment zones to allow for innovation and flexibility in businesses operations, products and/or services.
- + Dedicating moderate to heavier industrial activities to the General Industrial and Heavy Industrial zones will maintain industrial lands for industrial growth and will ensure impacts associated with these activities are minimized towards non-industrial uses and zones.
- + Future-proofing Edmonton's commercial and industrial development through requirements such as minimum ground floor heights that can facilitate the adaptive reuse of buildings as their purpose and use evolve over time.

3 Enhancing Pedestrian Safety and Urban Design

In large scale commercial and business industrial areas, development is often auto-oriented, leaving pedestrians having to navigate walking through parking lots, climbing fences, or walking down the side of incomplete roadways and drive-aisles to get to their destination. To ensure safer development for pedestrians, the discussion paper proposes to use design regulations to incorporate accessible pedestrian walkways through large parking areas and new development to locate closer and oriented towards the street in pedestrian oriented contexts.

To further enhance pedestrian comfort, safety, and building frontages the discussion paper proposes to include clear, objective, and measurable design regulations informed by the current Major Commercial Corridors Overlay and Main Streets Overlay.

See the [Commercial and Industrial Zones discussion paper](#) for more details.

AGRICULTURE AND RURAL ZONES

The Agriculture and Rural Zones discussion paper is Administration's **first attempt** to reimagine how Edmonton's agricultural and rural areas will be regulated in the new Zoning Bylaw.

The City Plan's policy framework **reserves agricultural lands to be used for agricultural purposes until Edmonton's future growth requires these lands to transition to another use.** As large tracts of farmland become less productive when fragmented and converted for other non-agricultural uses, existing rural areas will be used **to support limited agriculture-supporting activity in order to preserve prime farmland.** The City Plan also provides direction to support and expand urban agricultural activity within the city in order to strengthen Edmonton's food system.

The directions proposed are **subject to change** and will be refined as a result of further analysis and stakeholder feedback.

Key Directions Proposed

The following three items are the key actions/changes proposed in the Agriculture and Rural Zones discussion paper.



1 One Agriculture Zone

This proposed zone is intended to protect viable agricultural properties from premature fragmentation and subdivision. It would support new and existing agricultural operations such as growing plants and crops and raising animals while also allowing agriculturally-supportive activities like farm tourism and farm cafes.

2 One Rural Zone

This proposed zone would allow limited commercial and industrial uses that generally do not require municipal servicing and would support Edmonton's rural community. These are intended to occur on sites that may already be fragmented and not suitable for agricultural activity. Existing rural residential development and existing rural mobile home parks would continue to be permitted, but future rural residential development would be prohibited. Renewable energy facilities may be appropriate if the land is not viable agricultural land and can be developed sensitively to the surrounding area context

3 Allow More Urban Agriculture in the City

The new Zoning Bylaw intends to support urban agriculture by allowing it more permissively in more areas of the city. It's proposed that outdoor urban agricultural activity with on-site sales be allowed throughout the city's residential and commercial zones without need for a development permit. However, livestock operations are still proposed to be prohibited in the urban areas of the city, while raising hens and bees would continue to follow existing regulations.

It is proposed that indoor urban agricultural activity would still require a development permit to consider situations where a new building is required or a conversion of existing space.

Other Considerations

Agricultural land annexed from Leduc County in 2019 will continue to be regulated by the **existing zoning regulations**, as agreed upon between the County and the City. The new Zoning Bylaw would apply if lands are rezoned.

See the [Agriculture and Rural Zones discussion paper](#) for more details.

OPEN SPACES AND CIVIC SERVICES

Edmonton's open space policies ensure decisions about development in open spaces, natural areas, and the river valley **balance preserving natural areas and providing access and amenities**. The Open Space and Civic Services discussion paper highlights Administrations **first attempt** to align a zoning framework with recently approved open space policy.

The City Plan's policies will implement the vision of the Green and Blue Network in four ways:

- + **Protect and enhance** natural systems
- + Ensure open space is **welcoming, inclusive and accessible for all**
- + Honour **indigenous connections** to the river valley and open space
- + Support development that is **sensitive to nature**

The directions proposed are **subject to change** and will be refined as a result of further analysis and stakeholder feedback.

Key Directions Proposed

The discussion paper proposes the following three key action items/changes:



1 Consolidate Three Park Zones into One Urban Parks and Services Zone

The Urban Parks and Services Zone is proposed to regulate development on all parkland in Edmonton. This consists of school sites, community league space, intensive recreation opportunities, open space, sports fields, playgrounds and sites of interest. This zone will be applied primarily outside of the River Valley, but will contain those areas currently captured under the Activity Node Zone, such as the Edmonton Valley Zoo.

As part of the Urban Parks and Services Zone, the discussion paper proposes to:

- + Increase maximum building heights (compared to the Urban Services zone) to accommodate new school development and alterations
- + Explore alternative measurements for landscaping requirements
- + Ensure school site locations and site programming or park plans are approved by parks planning prior to development permit approval
- + Enable limited commercial opportunities on non-municipal and school reserve designated land

2 Retain Zones for Natural Areas, River Valley Activities, Urban Institutional Development, and Public Utilities

The discussion paper proposes to carry over the intent and purpose for the zones for natural areas, river valley activities, urban institutional development, and public utilities through the following zones:

- + Natural Areas Zone
- + River Valley Recreation Zone; and
- + Urban Institutional Zone
- + Public Utility Zone

Though the Urban Institutional Zone will be retained for locations such as Concordia University and MacEwan University, it is proposed that new urban institutional development would be candidates for the mixed use zones proposed for the Nodes and Corridors.

3 Retire the Community Services Zones

The Community Services (CS1/CS2/CS3/CS4) Zones were created to make use of approximately 20 surplus school sites for residential developments for first time home buyers. As these sites are intended for residential purposes and the developments are near completion, the discussion paper proposes to retire the Community Services Zones and rezone these sites to their closest applicable residential zone.

See the [Open Space and Civic Services Zones discussion paper](#) for more details.

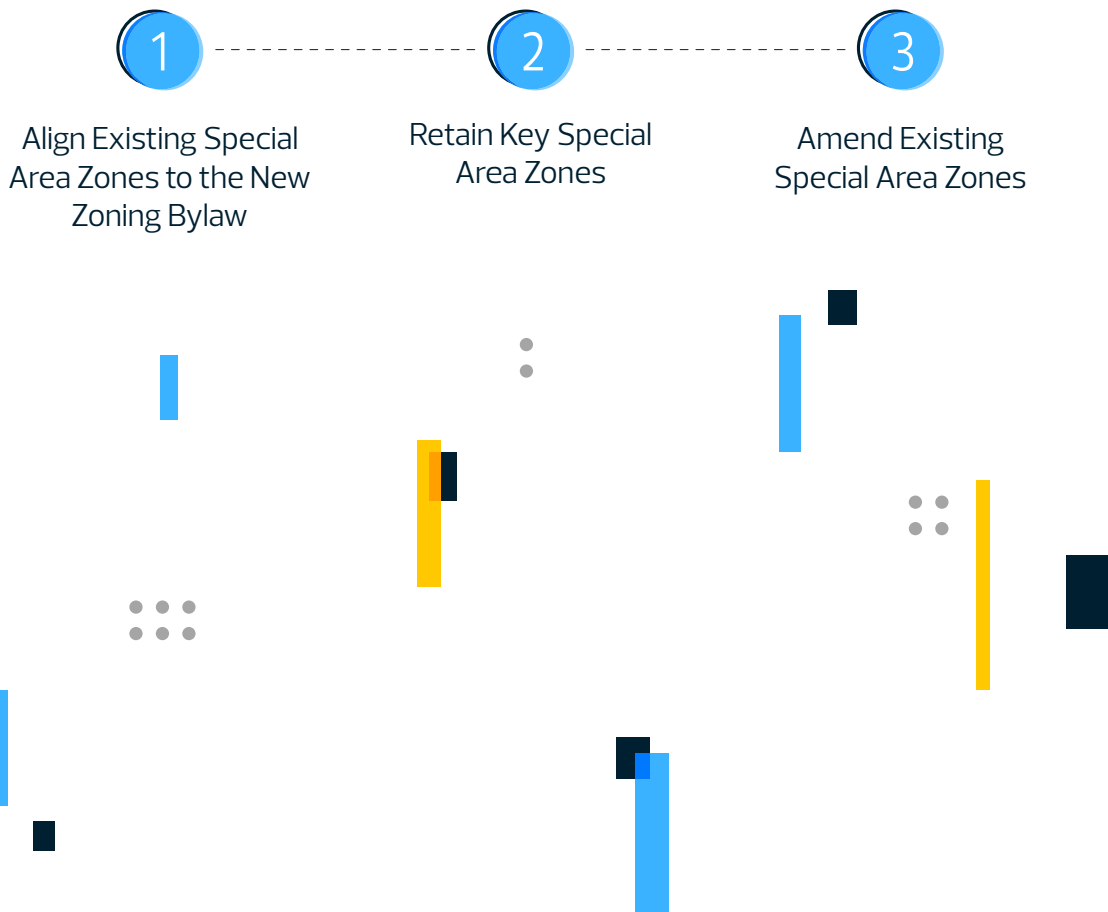
SPECIAL AREA ZONES

The Special Area Zones discussion paper represents Administration's **first attempt** at reimagining how the new Zoning Bylaw can serve to simplify and streamline development regulations for Special Areas. The proposed approach **reduces our reliance on special area zones by creating more flexible and adaptable standard zones**. This will simplify the development process and **help businesses thrive**.

The directions proposed are **subject to change** and will be refined as a result of further analysis and stakeholder feedback.

Key Directions Proposed

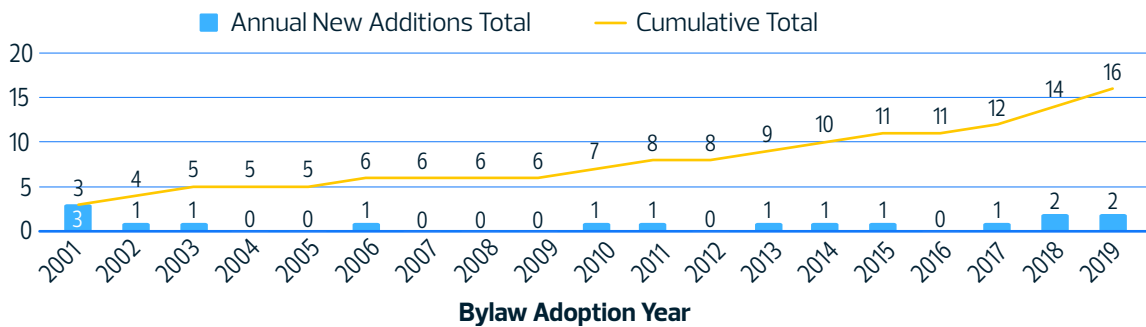
The following three items are the key actions/changes proposed in the Special Areas Zones discussion paper.



1 Align Existing Special Area Zones to the New Zoning Bylaw

Over the past two decades, there has been a dramatic increase in the number of Special Area Zones. While Special Area Zones serve an important purpose, their use adds a layer of complexity to development which impacts the Zoning Bylaw’s accessibility and can increase permitting timelines.

Special Area Additions to the Zoning Bylaw, by Year



As the new Zoning Bylaw is being written, Administration will develop an approach to align existing Special Area zones to the new Zoning Bylaw. This approach will involve rezoning some Special Area zones to the closest equivalent standard zone.

2 Align Existing Special Area Zones to the New Zoning Bylaw

Some Special Area zones will be retained in the new Zoning Bylaw because they fulfill a unique purpose. The following examples are four Special Areas that are proposed to be retained in the new Zoning Bylaw:

Special Area Name	Reason for Retention
910. Special Area Downtown	Further planning work will be done to align existing downtown statutory plans with The City Plan. This may inform the future zoning of this area. Information about the direction of the Downtown Special Area zones can be found in the Nodes and Corridors discussion paper .
970. Special Area Edmonton Energy and Technology Park	To enable the continued work of developing the Edmonton Energy and Technology Park.
997. Special Area Blatchford	To realize the innovative redevelopment of the Blatchford lands currently underway.
1000. Special Area Edmonton South	The terms of the recent annexation agreement require the City to maintain existing zoning on newly annexed lands, to ensure alignment with the former Leduc Land Use Bylaw. Over time, it is expected that these zones will be rezoned to new standard zones at the request of property owners, following a comprehensive planning process.

Further analysis will be required to identify other existing Special Area zones that will need to be retained.

3 Amend Existing Special Area Zones

Some of the retained Special Area zones may need to be amended to align with the new Zoning Bylaw. Potential amendments will be subject to many of the same considerations as rezonings, particularly ensuring alignment with the relevant statutory plans.

See the [Special Areas Zones discussion paper](#) for more details.

DIRECT CONTROL ZONES

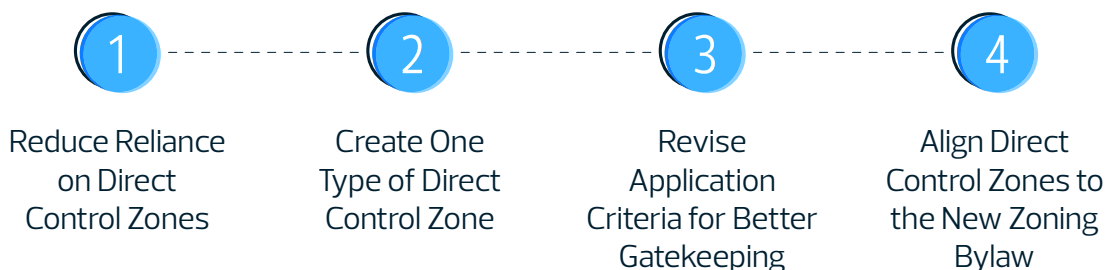
The Direct Control Zones discussion paper represents Administration's **first attempt** at reimagining how the new Zoning Bylaw can support **the use of standard zones** while clarifying **the appropriate use of Direct Control zoning**.

While Direct Control Zones serve an important function, they also **lack flexibility and adaptability over time, and add time and cost to the development process**. While it is important to ensure that unique development is regulated appropriately, Direct Control zones should only be used in limited, specific situations, otherwise **development will be over-regulated and Direct Control zones will hinder the development process more than aid it in the long term**.

The directions proposed are **subject to change** and will be refined as a result of further analysis and stakeholder feedback.

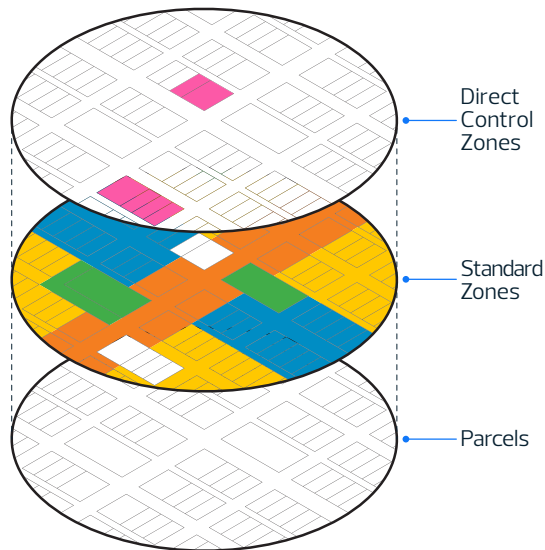
Key Directions Proposed

The following are four key directions proposed to help reduce the use of Direct Control zones in the new Zoning Bylaw.



1 Reduce Reliance on Direct Control Zones

Edmonton's outdated and inflexible Zoning Bylaw, coupled with an ongoing desire for certainty and control over development outcomes, have led to a proliferation of Direct Control zones. The new Zoning Bylaw proposes to simplify zones by consolidating uses and development regulations within standard zones. This will mean taking a new approach to regulation, with simpler and more adaptable standard zones that can accommodate a greater range of development and can be updated over time to align with market trends. As a result, the need to custom-zone sites and areas through the use of Direct Control zones will be reduced.



2 Create One Type of Direct Control Zone

To support the simplification and user-friendliness of the new Zoning Bylaw, it is proposed to collapse the two types of Direct Control zones (DC1 and DC2) into a single Direct Control zone. Having one Direct Control zone with a clearer purpose and application criteria guiding its use will contribute to a simplified regulatory approach and help provide straightforward direction to applicants, citizens, Council and Administration to ensure that the tool is used as intended.

3 Revise Application Criteria for Better Gatekeeping

A set of revised, clearly articulated criteria in the Zoning Bylaw will help to guide the appropriate use of Direct Control zones. The proposed criteria could be informed by asking the following questions:

- + Could the development be accommodated by a standard zone?
- + Is the uniqueness of the development site enough of a constraint to justify the creation of a Direct Control zone?
- + Does a statutory plan or the Historical Resources Act support the use of a Direct Control zone?

Gatekeeping the use of Direct Control zoning would need to be further supported by administrative changes to ensure the question of whether to use a Direct Control zone is given appropriate scrutiny. This will be a necessary step to support the culture shift that will be required to ensure that standard zones are recommended and used more frequently.

4 Align Direct Control Zones to the New Zoning Bylaw

Alongside the creation of the new Zoning Bylaw, Administration will develop options to align existing Direct Control zones with the new Zoning Bylaw. This approach could include rezoning to the closest equivalent standard zone, incorporating site-specific elements into the standard zones, or in limited circumstances, developing regulations that would allow for existing direct control regulations to more closely align with the new Zoning Bylaw.

See the [Direct Control Zones discussion paper](#) for more details.

NOTIFICATION AND VARIANCES

The Notifications and Variances discussion paper represents Administration's **first attempt** at reimagining how residents may be better notified about **rezoning and development permit applications**, and how to provide **clearer criteria** for how variances may be considered.

The directions proposed are **subject to change** and will be refined as a result of further analysis and stakeholder feedback.

Key Directions Proposed to Address Variances

1 Introduce Criteria to Consider When Granting a Variance

To consider more comprehensively whether a variance should be granted, to provide more transparency and a common understanding for all Zoning Bylaw users – whether they are a developer, builder, or resident – the discussion paper proposes to incorporate four criteria that would be used to consider whether a variance is appropriate in the new Zoning Bylaw:

- + Does the proposed variance meet the intent of the Municipal Development Plan (The City Plan)?
- + Does the proposed variance meet the general intent of the Zoning Bylaw?
- + Does the proposed variance create undue impacts on neighbouring properties?
- + Does the proposed variance address a practical difficulty such as a physical constraint of the site (e.g. unusual shape, topographic feature)?

Though the criteria will expand the scope for how variances will be considered, Administration is proposing to retain current restrictions on variances to maximum density, floor area ratio, and height.

2 Allow Variances to Site Width for Single Detached Housing

The current Zoning Bylaw restricts Administration's ability to grant variances to lot widths for rectangular lots for single detached house developments in the RF1, RF2, RF3 and RF4 zone. Administration is proposing to remove this restriction as it creates an inconsistency in whether this type of variance can be granted to the same type of lot and development depending on its location and zone. Removing this restriction would provide the same opportunity for the same residential development regardless of location in the city. It also re-establishes a fuller set of tools to determine the appropriateness of land subdivision and the proposed variance tests will provide guidance on whether future site width variances are appropriate.

Key Directions Proposed to Address Notifications

1 Require Development Application Signage at Beginning of Review Process

Currently, on site signage is required for specific development permit applications after it's been approved to inform residents of potential future construction. This limits opportunities for neighbours and the community to provide input or obtain information about the project earlier in the development review process. To address this, the discussion paper proposes to revise the signage requirements so that the on-site signage is posted at the start of the review process. If the application is approved, the sign would remain on-site until the development is completed.

2 Retire Newspaper Ads and Expand Online Notifications

The discussion paper proposes to retire the use of newspaper ads as a means to notify and inform residents about development permit applications and rezoning applications, and use online notification tools instead. Administration is currently upgrading the City's mapping software, which provides an opportunity to explore how maps can display development information. Administration is also researching technologies that allow residents to opt-in and request notification of development projects in their neighbourhood that they're interested in. With this, notifications will be better targeted to impacted and concerned residents. Such changes would be monitored to ensure effectiveness.

3 Changes to Mailed Notification

There are several changes proposed to mailed notifications for development permit applications:

- + Retire Class A notifications for development that meet all zoning regulations. Administration feels that this is not the most effective tool for communicating approved developments and that the combination of on-site signage and online notification would provide a suitable alternative.
- + Change who receives Class B notifications:
 - To include tenants of a building within the affected area. Administration believes that both the owner and occupant of the building could be affected by a proposed development so it would be fairer that both are notified.
 - Based on the impact of the variance, similar to how current community consultation notices are sent, as per the notification tiers shown below:

Notification Tier	"Class B" permit notices would be sent to:
Tier 1	<ul style="list-style-type: none"> + Owners and renters within 60m of the subject site + President of the Community League + Executive Director of the affected Business Improvement Area Association
Tier 2	Owners and renters of adjacent properties and across the lane
Tier 3	Owners and renters of adjacent properties

- + Retire Community Consultation notifications and rely on online notification methods and onsite signage to keep residents and the community informed.

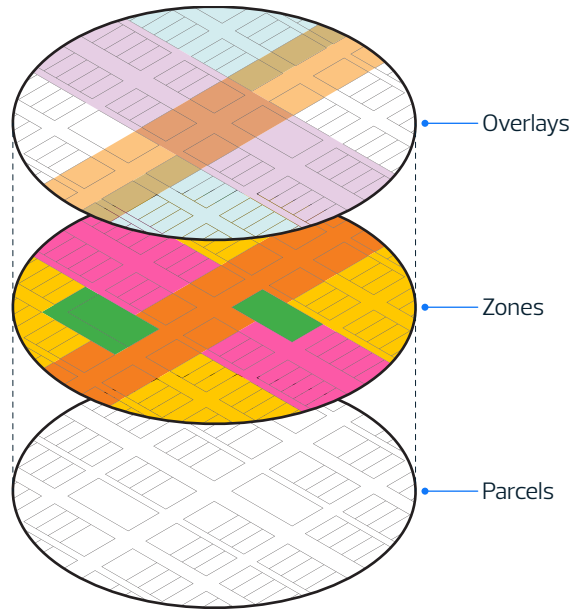
See the [Notifications and Variances discussion paper](#) for more details.

OVERLAYS

The Overlays discussion paper represents Administration's **first attempt** at reimagining how overlays can **support The City Plan's policy directions and building outcomes.**

The purpose of an overlay is to **control the built form, reduce risk (e.g., safety), and to preserve land for future, unknown uses.** Overlays help achieve a specific function across a geographical area, but over time they can deviate from this and can serve as an unnecessary barrier to development or act as a zone in their own right. Overlays have been created or had regulations added to them to address specific problems in need of an immediate fix. Assessing the validity and objectives of each overlay is necessary to determine if existing overlays are needed to direct desired development outcomes or if the outcomes could be controlled through conventional zoning.

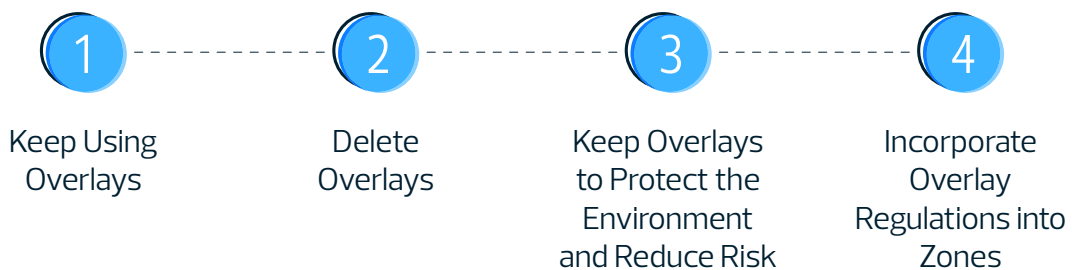
Through public consultation and assessment of overlays, Administration proposes to select a direction in Phase 2 of the Zoning Bylaw Renewal Initiative. The direction will be communicated to Council and the wider public at a future Urban Planning Committee meeting.



The directions proposed are **subject to change** and will be refined as a result of further analysis and stakeholder feedback.

Key Directions Proposed

Four options for how overlays can be integrated into the new Zoning Bylaw are proposed in this paper:



1 Keep Using Overlays

This approach acknowledges that overlays have a specific role to play in zoning and it is reasonable to carry forward the concept of controlling specific areas by modifying the standard zones. An assessment of existing overlays would still need to be undertaken to determine which ones are relevant and fit within the new zoning bylaw's framework and retire any that do not.

2 Delete Overlays

This approach rejects overlay's geographic nature in favour of a blanket approach and treats all lots in the city equally.

3 Keep Overlays to Protect the Environment and Reduce Risk

Rather than controlling design, the built form and other elements that may not be development-oriented, the use of overlays, under this approach, will be focused on the reduction of risk and the protection of public and private property. As such, the overlays in the new Zoning Bylaw would solely focus on establishing setbacks and no development zones in the public interest.

4 Incorporate Overlay Regulations into Zones

This approach calls for the removal of specific overlays that are ineffective and restrict development or that add an additional layer of complexity that does not align with the new Zoning Bylaw.

See the [Overlays discussion paper](#) for more details.

SIGNS

The Signs discussion paper represents Administration's **first attempt** at reimagining how the new Zoning Bylaw can serve to **simplify and streamline signage regulations.**

Signs in Edmonton have historically been considered a minor part of larger building projects. Sometimes their integration into a development may appear as afterthoughts. The current way signs are regulated has resulted in unintended consequences such as a **lack of integration of signs with development, minimal development standards and a confusing regulatory approach.** The proposed approach to sign regulation seeks to address these issues.

The directions proposed are **subject to change** and will be refined as a result of further analysis and stakeholder feedback.

Key Directions Proposed

The following three items are the key actions/changes proposed in the Signs discussion paper.



1 Integrate Sign Regulations in New Zones

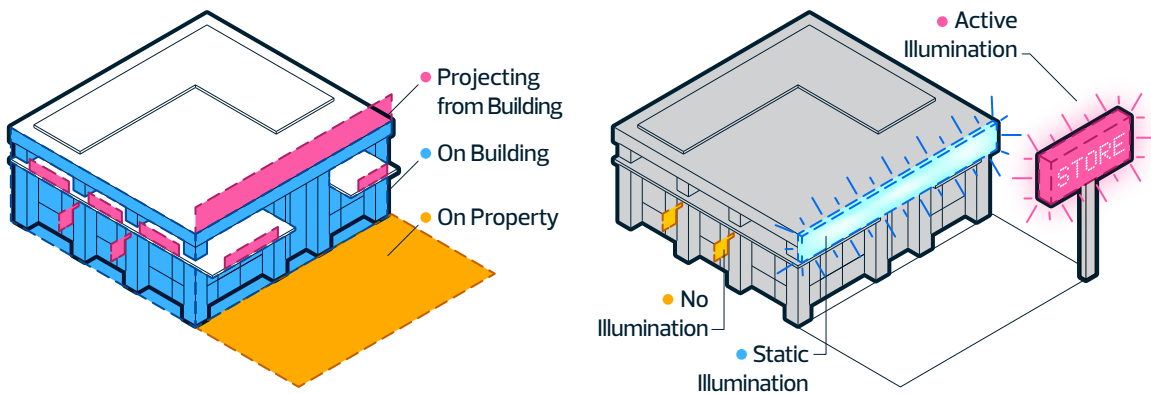
Sign regulations are currently spread throughout the Zoning Bylaw’s various sections, making it difficult for users to find and understand. The approach presented in the discussion paper proposes to remove existing Sign Schedules and embed applicable sign regulations into each new land-use zone. Regulations will be further simplified by shifting from lengthy text-based regulations to a matrix-based format, as seen below. This change will improve the user experience of the Zoning Bylaw by increasing ease of access for sign regulations

Example of Non-Illuminated Permanent Signs Development Regulations			
	Use	a. On building	b. Projecting from a building
Sign Area, maximum	Residential Use: Minor Home-Based Business	10.0 cm x 30.5 cm	N/A
	Residential Use: Major Home-Based Business	20 cm x 30.5 cm	N/A
	Indoor Sales and Service Use	May cover up to 50% of the face of the wall where it is displayed	

This table illustrates a potential method of displaying hypothetical permanent sign regulations within a new low-scale residential zone. Regulations in this table is for illustrative purposes only

2 Regulate Signs Based on Location and Illumination

Currently, the Zoning Bylaw regulates based on the sign type rather than the impact the sign has on surrounding areas. The proposed approach will see a focus on regulations by sign location (on a building, projecting from a building, or on the property) and further modified by level of illumination (active illumination, static illumination, or no illumination). An example can be seen below.



3 Align Regulations with New Sign Design Guidelines

Administration is currently in the process of developing Sign Design Guidelines to provide overarching design principles to inform the development of sign regulations for the new Zoning Bylaw. These guidelines will help ensure signs are well designed, integrated with the surrounding area and complement development on site, are visually interesting, and do not pose a safety hazard to drivers, cyclists and pedestrians.

See the [Overlays discussion paper](#) for more details.

CLIMATE RESILIENCE AND ENERGY TRANSITION

The Climate Resilience and Energy Transition discussion paper represents Administration's **first attempt** at integrating climate resiliency regulations in the Zoning Bylaw to help residents and businesses **reduce their emissions and adapt to climate change impacts.**

City Council has provided numerous directions to Administration that addressing climate change is a priority requiring a city-wide collaborative effort. These include:

- + **2018 Edmonton Declaration** pledging to limit global temperature rise to 1.5C
- + Council declaring a **Climate Emergency**
- + Policy direction from The City Plan to **address climate change in future development**
- + Recommendations from the **Climate Resilient Edmonton** strategy document
- + Recommendations from the **Energy Transition** strategy document
- + Recommendations from the **Getting to 1.5C** strategy document

The directions proposed are **subject to change** and will be refined as a result of further analysis and stakeholder feedback.

Key Directions Proposed

The following three items are the key actions/changes proposed in the Climate Resilience and Energy Transition discussion paper.



1 Introduce a Development Permit Point System

Administration proposes to implement a point system where different development projects are required to achieve a certain number of points of climate measure in order to be granted approval. The climate measures would be assigned a value based on a set of criteria, such as cost/ease to implement, complexity, effectiveness, etc. For example:

Example Climate Measure	Example Requirement	Example Point Value	Type of Development	Minimum Point Required
Net Zero Building	Whole building is net-zero	10	Single detached house	3
Solar panels	50% of a roof is covered with solar panels	3	Row housing project	5
Rain Garden	25% of the site is a rain garden	1	Multi-unit housing	10
etc.	etc.	etc.	etc.	etc.

Each project will be required to achieve a certain point value and applicants would then be able to choose from a menu of options on the climate measure that they feel best fits into their design. The point system offers flexibility and choice to the applicant without the City prescribing what must be incorporated while ensuring that each development has measures that will perform to address climate impacts. Performance bonuses could be provided to projects that go above and beyond the minimum point requirements.

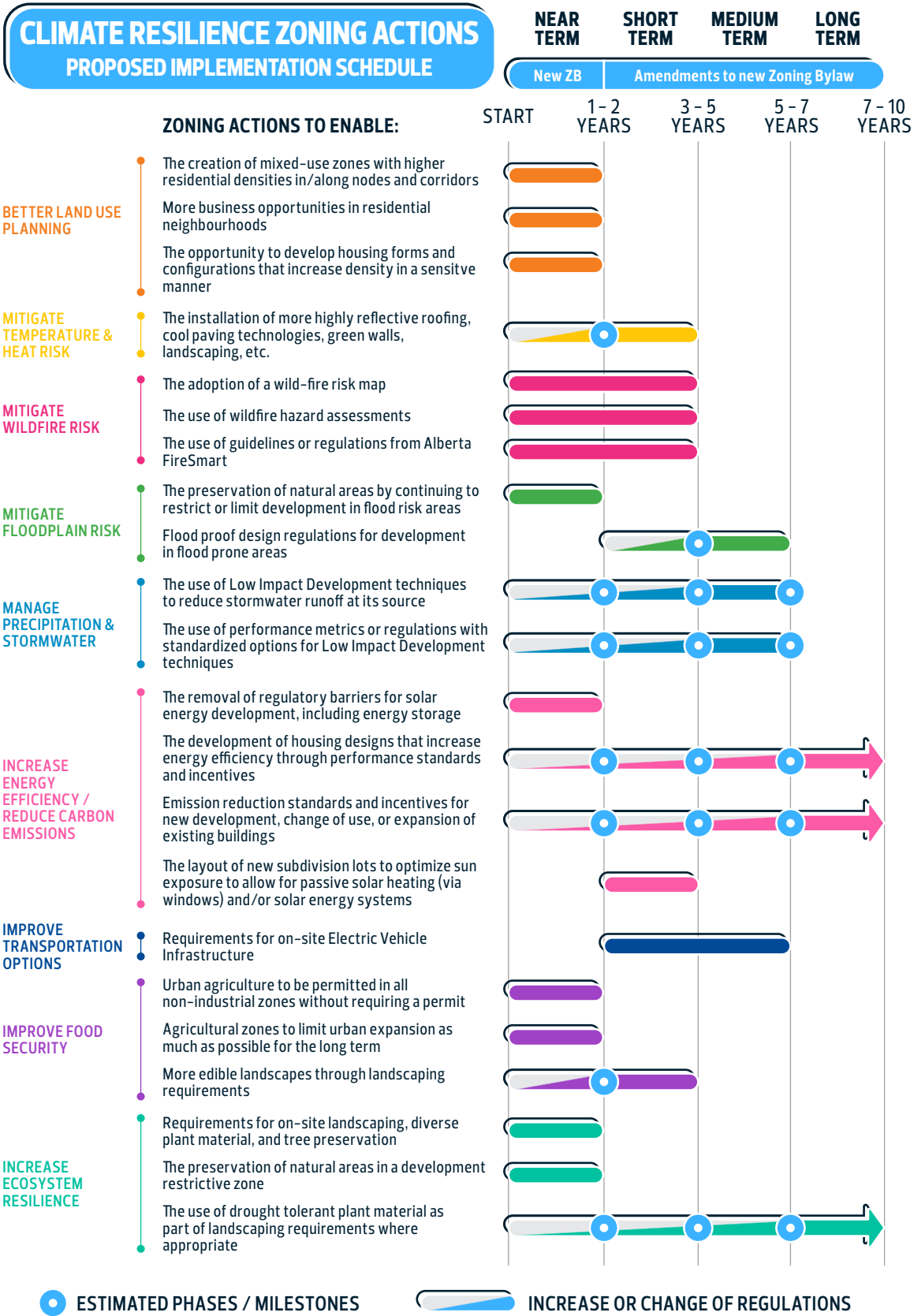
2 Coordinate with Supporting Resources, Tools and Programs

Climate change is a complex and urgent issue that requires a coordinated and collaborative effort from across the city to Administration to address. Incorporating new Zoning Bylaw regulations cannot be the only solution to tackle climate change. It will need to be coordinated with other research, funding mechanisms, strategies, and action programs to ensure the City's success.

3 Monitor and Adjust the Development Permit Point System Over Time

Administration recognizes that action on climate change requires the city to address a wide variety of issues and in an urgent manner. Administration also understands that any proposed climate action needs to balance future risks and impacts with the current economic conditions. As a result, the discussion paper proposes to implement the development permit point system incrementally over time.

Introducing and adapting the point system allows ongoing research on Edmonton-specific climate impacts to proceed that could provide appropriate recommendations for inclusion into the new Zoning Bylaw and the point system once these are completed. This would also allow time for the development industry and residents to increase the knowledge and skill capacity to incorporate climate measures into development projects and build up the supply chain necessary for widespread use by the industry.



See the [Climate Resilience and Energy Transition discussion paper](#) for more details.

ECONOMY: SUPPORTING SMALL BUSINESSES

The Economy: Supporting Small Businesses discussion paper presents Administration's [first attempt](#) at reimagining how the Zoning Bylaw can help support a thriving local business economy.

Potential small business owners experience many of the same constraints and barriers with the current Zoning Bylaw as other applicants and developers. However, adding to these challenges is that for a **first-time applicant**, the learning curve for the bylaw and permitting process can be steep and the applicant may not have the resources to get help navigating the process.

Key Directions Proposed

The Economy discussion paper builds on the ideas presented in the Philosophy of the New Zoning Bylaw document. The directions proposed are subject to change and will be refined as a result of further analysis and stakeholder feedback.

1 Encouraging Risk-Taking and Innovative Business Models

The new Zoning Bylaw will combine uses into broader use categories which can allow a greater range of activities to occur in a particular building or space. This will encourage risk-taking and support new business models by creating more opportunities for potential new businesses to find a home or existing businesses to quickly and easily shift their business model without the added time and cost associated with permitting. Grouping activities with generally similar impacts into fewer use categories will create a more versatile Zoning Bylaw with fewer barriers to business.

2 Attracting Business and Regional Competitiveness

An agile, less prescriptive Zoning Bylaw will allow Edmontonians greater ability to respond to major shifts in how we use land, office space and housing. Administration has heard from the development and business communities that the Zoning Bylaw is complex and that the process to obtain permits can be unpredictable and inconsistent. This perception negatively impacts the City's reputation as a preferred destination for capital, innovators, and entrepreneurs. Simplifying or removing unnecessary or ineffective regulatory barriers will help enable greater speed to market, increased clarity for Industry, and a wider range of development options.

3 Leveling the Playing Field

The new Zoning Bylaw will adopt a user-focused model and mindset in both creating the regulations and delivering accessible, empathetic and high-quality customer service. To do this, the new Zoning Bylaw will:

- + Use simpler language so regulations are easier to understand
- + Streamline and simplify regulations and use category to reduce regulatory complexity
- + Adopt a better layout and interface so the bylaw is easier to interpret and use for everyone.

These changes will help ensure all entrepreneurs are able to navigate the regulatory environment in order to open a business, rather than relying on businesses and stakeholders to have the expertise, experience and/or funds to work through the system.

See the [Economy discussion paper](#) for more details.



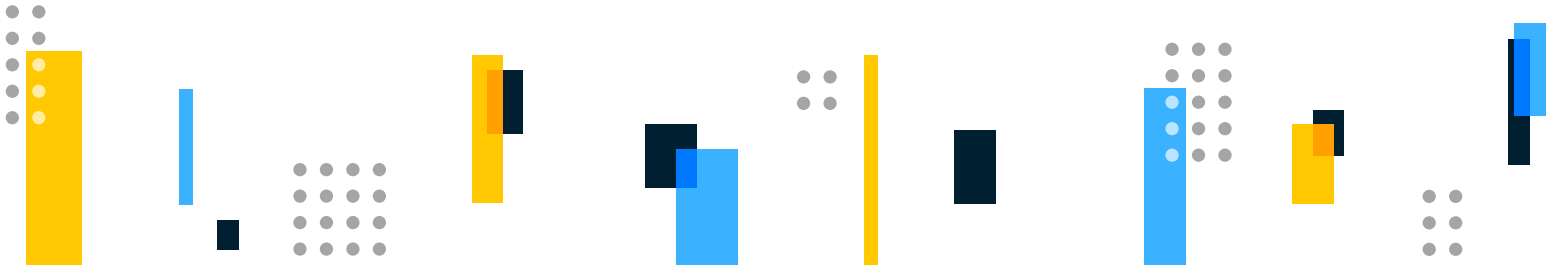
GET INVOLVED!

- For further information to get involved visit engaged.edmonton.ca
- For more information about the initiative visit edmonton.ca/zoningbylawrenewal
- For all other ideas and feedback regarding Zoning Bylaw Renewal Initiative, please use the [General Feedback Form](#)
- Subscribe to our [newsletter](#)
- Contact us at zoningbylawrenewal@edmonton.ca



ZONING BYLAW RENEWAL INITIATIVE

Edmonton



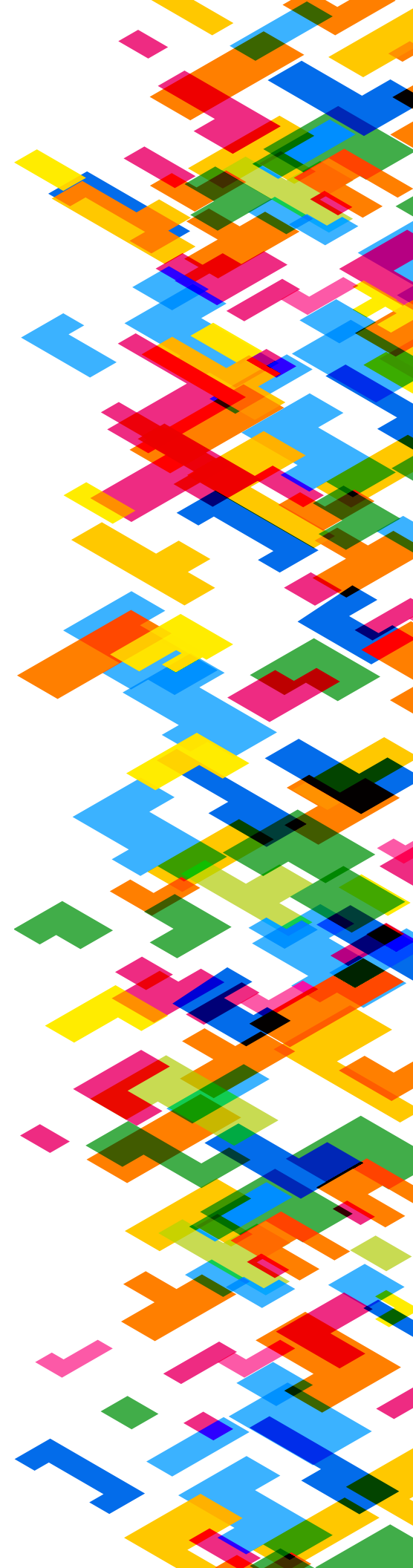
ZONING BYLAW RENEWAL INITIATIVE

WHAT WE HEARD: DISCUSSION PAPERS

Edmonton

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1. ENGAGEMENT OVERVIEW

The Zoning Bylaw Renewal Initiative is a multi-year comprehensive overhaul of Edmonton's Zoning Bylaw that includes **rethinking how, what and why the City regulates zoning and land development**. Renewing the bylaw provides the opportunity to align our city-building tools **from strategy to regulation** and ensure all Edmontonians and property owners have the **necessary tools** to build the city envisioned in ConnectEdmonton and as described in The City Plan.

Zoning allows City Council to set rules for where new buildings should go, their basic form, what types of buildings they can be, and what activities and businesses can happen there. Zoning guides **growth in an orderly way to minimize conflicts between different activities and can improve the safety, public health, and welfare of citizens and the environment**. The Zoning Bylaw is an important legal document that has the power to shape the physical form and how we live in and engage with our city.

1.1 Project Overview: Project Phase 1, Stage 2 of Engagement

Phase 1, Research and Foundations, sets the project up for success. Stage 1 of engagement for Phase 1 dates back to 2018. Through a series of public and stakeholder workshops, surveys, drop-in sessions and meetings, Administration collected information on a wide range of zoning topics, from what should and shouldn't be regulated, to how rezoning notices should be distributed. The feedback in Stage 1 helped refine the direction of the Zoning Bylaw Renewal Initiative and the philosophy and structure of the new Zoning Bylaw.

In Stage 2 of engagement for Phase 1 (spanning July – November 2020), Administration drafted 12 discussion papers that served as the basis for engagement. The papers explored various topics and zones, and provided the preliminary thinking and direction for the new Zoning Bylaw's regulatory framework, including a philosophy of the new bylaw informed by what we heard in Stage 1. The discussion papers were Administration's first attempt at reimagining the Zoning Bylaw and served as an entry point into the world of zoning, breaking zoning concepts out into understandable parts and allowing Edmontonians to select topics that interested them. They were posted on the City's website and Engaged Edmonton, the City's online engagement platform, along with a series of questions and surveys related to each discussion paper topic.

To supplement the discussion papers, Administration hosted digital engagement and information sessions related to specific papers to encourage discussion, solicit feedback and allow stakeholders the opportunity to ask questions. Feedback from the discussion papers and stakeholder information sessions will be reviewed and incorporated into the new Zoning Bylaw's first draft, which is scheduled to be completed by February 2022.

1.2 Engagement Objectives

Administration identified the following engagement objectives for the 12 discussion papers:

- + To help the project team refine approaches to the various topics in the new Zoning Bylaw
- + To gather detailed feedback from subject matter experts and prime users of the Zoning Bylaw, including City of Edmonton staff
- + To invite stakeholders to engage in topics of their interest, at a level of their choice
- + To invite feedback from members of the general public, targeting those who have signed up for the Zoning Bylaw Renewal newsletter online or during past engagement sessions

2. AUDIENCE

<p>General Public</p>	<p>Includes general public via social media, Engaged Edmonton promotions, and survey promotions</p> <p>Past participants who expressed interest in continuing to engage in the Zoning Bylaw Renewal Initiative (via newsletter sign-up)</p>
<p>Industry/Stakeholders</p>	<p>Industry stakeholders and organizations that have identified interest to engage on the new Zoning Bylaw.</p> <p>A Core Stakeholder Group of 80+ members, formed on the Integral City Model of engaging public institutions, business, and civil society (including community groups)</p>
<p>Internal City of Edmonton</p>	<p>Includes internal City of Edmonton staff who work in areas that will be affected by the new Zoning Bylaw, and those who work in areas and have subject matter expertise to inform the development of discussion papers.</p>

3. ENGAGEMENT STRATEGY AND ACTIVITIES

Pivoting to online engagement activities due to the COVID-19 pandemic, engagement on the discussion papers aimed **to create opportunities for the public and stakeholders to invest different amounts of time to engagement.** This involved providing different engagement options for participants to self-select the level of engagement they were able and willing to contribute to.

To build awareness of the discussion papers and communicate engagement opportunities, Administration:

- + Emailed stakeholders when discussion papers were released
- + Emailed internal audiences
- + Emailed newsletters to stakeholders regarding the release of discussion papers and asked stakeholders to visit the Engaged Edmonton platform
- + Conducted six stakeholder digital information sessions explaining the discussion paper and inviting questions about proposed directions for each topic
- + Attended approximately 15 various industry and community group meetings and presentations to share information and receive feedback on the discussion papers, including the Housing Coalition on Housing and Homelessness, the Central Area Committee of Community Leagues, the Executive Directors of Business Improvement Areas Associations, and the Edmonton Transition Climate Resilience Committee
- + Conducted monthly check-in meetings with key stakeholders, such as NAIOP Edmonton – Commercial Real Estate Development Association, Urban Development Institute – Edmonton Region, and Canadian Home Builders Association – Edmonton Region
- + Published social media posts to drive traffic to the Engaged Edmonton platform and the discussion papers
- + Published articles in the Building Edmonton Newsletter outlining discussion paper topics and driving audiences to Engaged Edmonton
- + Worked with industry partners and key stakeholders, such as the Edmonton Federation Community Leagues, to share information on the discussion papers with their membership, with each discussion paper release

Public engagement and the release of the discussion papers took place from **July to November 2020 in three batches**, as outlined in the table below.

Batch	Engagement Period	Discussion Paper Topics
1	July 13 – August 7, 2020	+ Agriculture and Rural Zones + Commercial and Industrial Zones + Direct Control Zones + Overlays
2	August 24 – September 18, 2020	+ Climate Resilience & Energy Transition + Economy: Supporting Small Business + Nodes and Corridors + Special Area Zones
3	October 19 – November 13, 2020	+ Open Space & Civic Services Zones + Residential Zones + Notifications and Variances + Signs

4. ENGAGED EDMONTON PLATFORM AND DATA COLLECTED

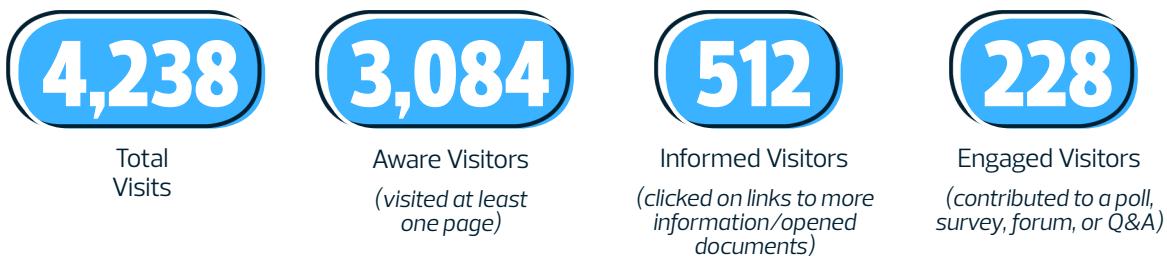
The Engaged Edmonton site hosts online engagement opportunities so that feedback **can help the City of Edmonton make decisions** on its policies, programs, projects, and services.

The Engaged Edmonton webpage for the Zoning Bylaw Renewal Initiative included links to the discussion papers and conversation starters for each paper available for download, as well as videos of the information session presentations. Additionally, a number of tools were available for participants, including:

- + **General question and answer page** to allow participants interested in the project, but not necessarily in a particular discussion paper to pose questions to the project team
- + **Short surveys** to allow interested participants to respond to questions about each discussion paper without having to create content for feedback on their own.
- + **Ideas and forum pages** to allow highly interested participants to engage at a deep level and provide detailed feedback and suggestions specific to each discussion paper. Each forum included a prompting question specific to the associated discussion paper and provided a transparent way for participants to view what others were contributing.

In addition to the feedback received through Engaged Edmonton, Administration also received **comments and feedback by email and in the information sessions.**

Total Number of Visitors



Description of Engaged Edmonton Visitor Types	
Aware	An aware visitor, or a visitor that we consider to be 'aware', has made one single visit to the page, but not clicked any further than the main page.
Informed	An informed visitor has taken the 'next step' from being aware and clicked on something. We now consider the visitor to be informed about the project. This is done because a click suggests interest in the project.
Engaged	Every visitor that contributes on the page, either by asking questions or leaving a comment, is considered to be 'engaged'.

Engaged and informed are subsets of aware. That means that every engaged visitor is also always informed AND aware. In other words, a visitor cannot be engaged without also being informed AND aware.

5. NEXT STEPS

5.1 How this information has and will be used

Feedback received through this phase will further inform the **drafting of the new Zoning Bylaw in the Phase 2** of the Zoning Bylaw Renewal Initiative, and will be referenced in the Implementation, Technology and Rezoning projects as they progress.

5.2 Future engagement opportunities

Public and stakeholder engagement **will continue throughout the Zoning Bylaw Renewal Initiative** (anticipated adoption of the new Zoning Bylaw in the later half of 2022).

6. DISCUSSION PAPER ENGAGEMENT SUMMARIES

Links to **engagement summaries** for the discussion papers:

1. Nodes and Corridors	8
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3. Commercial and Industrial Zones	15
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NODES AND CORRIDORS

The Nodes and Corridors discussion paper proposes how the new Zoning Bylaw can implement The City Plan’s concept of the **15-minute city through a network of nodes and corridors that are integrated with mass transit and mobility hubs**. The paper proposes to support mixed use areas that enable a range of businesses, housing types and community amenities through **three new mixed use zones** that are contextually appropriate and enhance the pedestrian experience.

Through engagement the public was asked to provide **their thoughts on the proposed mixed use zones**, whether three zones are enough to create **vibrant mixed use streets and destinations** within Edmonton, how mixed use zones could regulate **transitions from high-rise development to mid and low-rise development**, and what aspects buildings are important to regulate in relation to **different street types**.

Engagement Activities

Public engagement on this paper was undertaken through the Engaged Edmonton platform between **August 24 and September 18, 2020**. In addition to collecting feedback on the City’s Engaged Edmonton platform, **several virtual information sessions** on the discussion paper were held in **September** with interested stakeholders.

Engaged Edmonton Data Collection



Note that 1 visitor may be associated with multiple visits

Survey Questions on Engaged Edmonton

There were 32 respondents that participated in the survey. There was general support for the proposed mixed use zones, but concern that the regulations would need to be flexible to respond to different contexts otherwise overlays or additional zones would be required. In order to ensure sensitive transitions from high to medium to low-rise development, participants felt that stepbacks are an important control factor in addition to setbacks. On building design by street typology, the requirement for active frontage design was seen as the most important factor to control as a means to make wider, faster streets more pedestrian friendly. There was general support for allowing horizontal mixed use and using context modifiers to create appropriate building heights, scale and built-form that respond to local areas. Street level pedestrian engagement was identified as important, as well as urban design to create unique buildings that can be active and attractive throughout the year, including during the winter months.

Forum / Ideas on Engaged Edmonton

Five ideas were submitted for the Nodes and Corridors discussion paper, including suggestions for active backstreets in denser areas and to activate backstreets with small storefronts; building regulations to mitigate noise and pollution into the zoning regulations and separating residential uses and pedestrians from traffic; increasing flexibility in the regulations to reduce reliance on Direct Control zones; and increasing bike connections to support commercial services provided by bike couriers and supporting bicycle commutes for residents.

Feedback Summary

In addition to the feedback received through the Engaged Edmonton platform, feedback was also received from information sessions and written responses from stakeholders on the Nodes and Corridors discussion paper. A summary of the feedback included:

- + Support for fewer and more streamlined zones and using context modifiers to provide nuanced direction for density and massing
- + Infrastructure costs and deficits need to be addressed and supported by City Administration in order to make the proposed development changes a reality. The cost is too great for the developer to bear alone
- + Suggestions for form-based regulations not extending beyond height, setbacks and site coverage and to not require commercial at-grade
- + Support for horizontal and vertical mixed use to support development in these areas
- + Concerns regarding stepback requirements that can harm a project financially and identifying that articulation and/or reducing building massing can be achieved through alternative measures
- + Suggestions to conduct further analysis on bonusing provisions to avoid negating potential benefits
- + Suggestions for design regulations to be clear (not subjective) to be able to implement and enforce
- + Concern for urban design brief and requirements for other special studies (wind, sun/shadow, parking impacts, etc) and questions regarding who will implement and review the studies and relationship to the Edmonton Design Committee review
- + Concern for commercial at-grade requirements and suggestions to focus on active frontage and flexible mixed use configurations to support human-scale development and pedestrian activity
- + Mixed opinions on the use of incentives, some noted concern for using height as an incentive in the node and corridor areas that will be encouraged to have higher densities, and others supported the use of building incentives into regulations to achieve other city-wide goals such as financing public goods and affordable housing

Quotes from the Feedback

"It really feels like there are not enough zones to cover the distinctions required for major, district and local nodes and primary and secondary corridors. It feels like we need a zone for existing residential along corridors and nodes not just commercial."

"I like the idea of three zones. It's nice and simple. I think it can be enough as long as the regulations are flexible to serve different contexts. Keep this in mind or we may end up with more Overlays."

"It is already identified in the discussion paper, but the need for context modifiers to ensure mixed use developments are appropriate and complement local site area."

"Solid urban design is important for building vibrant urban spaces. It is encouraging to see that this is a common theme in the Nodes and Corridors zone."

"Community amenity contributions should be handled via a separate policy, not in the zones, and the same standards should apply to both DC zones and conventional zones."

"Rethink requirements for building stepbacks and podium/tower configurations on small sites; stepbacks are very costly, especially for small to medium sized buildings on small sites. Need to explore other mechanisms to encourage transition and good design. Tower /podium configuration on small sites removes many slim building design possibilities unnecessarily."

"Reference to 'high quality, durable exterior finishing materials'--is this necessary or a holdover from an era of ugly buildings? Why do we need this--what are we specifically looking to accomplish or prevent?"

"1 - 3 story commercial should be allowed. We need to think of mixed used neighborhoods not just sites. Setbacks and stepbacks are expensive and should be given more than a floor bonus."

"The best way to design nodes is to meet the daily living needs of people with disabilities. I notice there is nothing about accessibility here which is not acceptable. If a small area can meet the needs of someone to be able to lead a rich and fulfilled life, this fine grain will work for everyone else. We espouse aging-in-place and yet rarely do our neighbourhoods accommodate aging needs or have adjacent amenities that work. Bring this lens to all the planning decisions and we might start having a decent city. Check the use of the ableist term: walkable."

RESIDENTIAL ZONES

The Residential Zones discussion paper represents Administration's **first attempt** at reimagining how the new Zoning Bylaw can serve our existing and future residents with housing options for those of different means and in different stages of life. The proposed approach will support the following **Big City Moves** from The City Plan:

- + To establish a **"Community of Communities"** by creating 15-minute districts where residents would have more access to businesses, services, and amenities within 15 minutes from where they live.
- + To become more **"Inclusive and Compassionate"** by providing more housing options in more neighbourhoods throughout the city to help ensure everyone has access to safe housing.
- + To become a **"Rebuildable City"** by supporting neighbourhoods as they grow and redevelop to adapt to the changing needs of Edmontonians.

The paper introduced several ideas about how residential neighbourhoods could be regulated differently in the new Zoning Bylaw in order **to provide more housing options and allow for more local services to be available closer to where people live**. Through public engagement, the public was asked to provide input about allowing more housing and more small businesses into neighbourhoods.

Engagement Activities

Public engagement on this paper was undertaken through the Engaged Edmonton platform from **October 20 to November 13, 2020**. Additionally, **5 information sessions** were conducted in **October and November** with various community and industry stakeholders.

Engaged Edmonton Data Collection



Note that 1 visitor may be associated with multiple visits

Survey Questions on Engaged Edmonton

Many respondents indicated that allowing for more housing options could provide them with more opportunities to age in-place within their neighbourhood and bring new people to the community. This could create the support necessary to bring more services and businesses into the neighbourhood, strengthen the local economy, and support schools and transit. Other respondents also recognized that this could mean replacing the aging housing stock in their neighbourhood. However, the survey also indicated that the greatest concern with introducing more housing is the loss of mature trees, followed by the loss of sunlight and concerns about the design of the new buildings. Additional concerns include construction practices causing damage to property. 33% of the respondents did not raise any concerns.

71% of respondents supported the idea of allowing small business storefronts to be located on a residential property either in the front of the site or facing the lane. 13% were not sure. Explanations for the responses varied greatly. There were indications of support for entrepreneurs and small businesses, but concerns were also raised about impacts due to noise and traffic, as well as whether City infrastructure could support the additional activity. Several respondents would want more specific information about how it would be regulated before they could make a judgment on the idea.

86% of respondents supported the idea of local nodes and having businesses and amenities within a neighbourhood. Reasons include supporting the idea of a walkable, vibrant community and that these businesses or amenities already exist where they live.

Finally, about half of respondents were interested in building additional units on their property, mainly for secondary suites and garden suites. Of those who were not interested, they were either not in a position to do so because they're renting, live in a high-rise building, unable to afford the cost of development, or they preferred the use of their existing yard space.

Forum / Ideas on Engaged Edmonton

One idea was submitted, indicating a preference that neighbourhoods provide rear lane access for vehicles in order to leave an uninterrupted sidewalk for pedestrians and to allow for boulevard trees.

Feedback Summary

In addition to the feedback received through the Engaged Edmonton platform, feedback was also received from information sessions and written responses from stakeholders on the Residential Zones discussion paper. A summary of the feedback included:

- + More information is wanted on how new development will be regulated through the new zones
- + Concerns and suggestions raised about how the height of buildings should be calculated and what the appropriate height should be for each proposed residential zone
- + Concerns about allowing more non-residential activity in residential neighbourhoods and whether these may create additional impacts or weaken demand for existing commercial areas
- + More clarity is needed around how non-residential uses will apply to this zone and where these can be located
- + Consider that more than two residential zones be used to accommodate and respect local neighbourhood culture and recognize locational context
- + Questions from industry stakeholders about the need to regulate and require common amenity area and units with more bedrooms
- + Comments about aligning development potential with servicing requirements being vital, such that understanding how drainage, water, electrical, and fire safety requirements will be calculated for new developments will determine how functional the proposed zones can allow for different housing options.

- + More clarity is wanted to understand how the 15-minute districts will be achieved and how the different land use mixes needed will be identified
- + There was some confusion around how the agricultural use would be applied differently between a rural and urban setting
- + There was a concern that barrier-free design requirements will add significant cost that may inhibit future development
- + A community league supported regulations mandating a minimum number of larger units in larger residential developments
- + If the Mature Neighbourhood Overlay was retired, a community was supportive of incorporating regulations from the overlay into the residential zone
- + Concerns that the proposed changes are deregulation without proper municipal oversight and enforcement on future development and redevelopment
- + Concerns about loss of sunlight, impacts on privacy, more noise
- + Some residents are interested in different housing forms: garden suites, live-work housing, co-housing
- + Questions were raised on why some residential areas won't be rezoned by the City to a higher density residential zone to align with The City Plan direction
- + There may be additional need to ensure regulations are enforced appropriately
- + Property assessment methods may need to change to reflect the changes to how land will be zoned in the city
- + Exploring ways the Zoning Bylaw could ensure appropriate electrical infrastructure is provided for future electrification of residential buildings to help meet climate goals

Quotes from the Feedback

"The need to replace residential buildings that are at or beyond their end of life is critical to neighbourhood renewal."

"The opportunity to have more housing options other than single family homes within my neighbourhood. I wish there were more low-rise and mid-rise apartment buildings on quiet roads."

"Any development that will activate alleys and "out of the way" places will be of value to build neighbourhood interest, convenience and safety while creating an economic development opportunity. Good design and management will be a critical component of any business plan that would have to be reviewed and assessed."

"The City should not promote an increase in pedestrian traffic in back alleys without first investing in the infrastructure and providing funding for enhancing the maintenance of what has historically been a utility/industrial corridor."

"This project can have huge implications on other parts of the City, but those implications may also be resoundingly positive."

"This is an opportunity for us to set the stage for future developments and put in place requirements that helps us achieve climate resilience goals at a residential level."

"It should be noted that limiting small apartment buildings to three storeys may not contribute to the equity piece the Zoning Bylaw Renewal seeks to accomplish as this housing form often does not include space for an elevator. Without an elevator, seniors or those with mobility aids may be precluded from accessing this housing form."

"The move to two residential zones is ambitious. While we support this move in theory, we believe it may lead to struggle in the real world (significant community opposition on a site-by-site basis), which will then lead to a reliance on direct control zones as a workaround."

"Limiting height to 10m makes it very difficult to develop certain product types that reflect market demand, such as three-storey skinny homes or drive-under townhomes."

"In communities that have front garage access even where a lane exists, the built form should shift to begin accommodating car access from the rear. This type of development immeasurably improves the pedestrian streetscape."

"Consider relaxing amenity area requirements especially where development is located near parks and other community amenities. Amenity area is another element that the market will dictate. For example, some consumers will choose to live in higher densities with less amenity area but near other amenities (parks, river valley, etc.). Other consumers will choose to live in single-detached products with more private amenity areas such as a backyard."

COMMERCIAL AND INDUSTRIAL ZONES

The Commercial and Industrial Zones discussion paper seeks to **simplify and streamline development regulations** for commercial and industrial development in Edmonton. The paper proposes to accomplish this by reducing the number of commercial zones from **seven to one**, and industrial zones from **five to three**. To further advance the City Plan’s policies related to the Non-residential Network, the discussion paper also proposes to:

- + Enhance **pedestrian safety** by ensuring new commercial development is walkable and well-designed.
- + Encourage **investment and redevelopment** with a broad range of opportunities in commercial and light industrial zones.
- + Maintain the **viability of industrial land** by limiting commercial opportunities in more intensive industrial zones.
- + Ensure **safe development** with zones that can minimize and buffer risk from intensive industrial activities.

Through public engagement, the public was asked their opinions on the proposed approach to Commercial and Industrial zones in the new Zoning Bylaw. Specifically, the **location of land uses** that require larger floor areas, like religious assemblies and community halls; and identifying factors that can contribute to **economic resilience** amongst changing market conditions.

Engagement Activities

Public engagement on this paper was undertaken through the Engaged Edmonton platform from **July 13 to August 7, 2020**. **Several online information sessions** were held for members of the commercial and industrial development industry and Business Improvement Areas on **August 5 and August 7, 2020**, respectively.

Engaged Edmonton Data Collection



Note that 1 visitor may be associated with multiple visits

Survey Questions on Engaged Edmonton

In asking participants their thoughts on what should be used to differentiate the proposed General Commercial Zone from the Business Employment Zone, 36% of participants indicated that building size, design, and proximity to sensitive land uses such as residential or educational settings are appropriate measures. In response to whether civic service activities should be allowed in the commercial and industrial zones, 39.4% of participants thought civic services should be allowed in the General Commercial, Business Employment and the General Industrial zones. In response to the question on how commercial and industrial zones can be more resilient to changing market conditions, participants highlighted the need for flexibility with nearly half (49%) of survey respondents indicating that “ensuring regulations for the lands are flexible and adaptable to allow for innovation and new industries”.

Respondents were asked if they'd like to provide the project team with information that they should know about. From the feedback, participants noted:

- + Flexibility is important to reduce reliance on Direct Control zones
- + Flexible uses are needed to accommodate a variety of business types and the bylaw should minimize location constraints for specific businesses
- + Regulations should focus on how the building interacts with the street and impacts adjacent residential development
- + In regards to the proposed General Commercial Zone:
 - Desire for more flexible or increased height limits and not limiting taller development to the nodes and corridors
 - A need for further analysis on the viability of different built forms to inform new regulations, in particular whether or not restricting development in the proposed General Commercial zone to three storeys is appropriate, and assessing the cost and benefits of imposing setback and stepback requirements
 - Desire for mixed use design standards and ensuring building connections to sidewalks for better on site circulation
- + In regards to the proposed industrial zones:
 - The importance of restricting commercial development and maintaining limited amounts of non-residential land for industrial activities

Forum / Ideas on Engaged Edmonton

One comment was submitted in the forum suggesting that a significant challenge to the bylaw is that a number of zones have arbitrary height restrictions for buildings where the height has no impact to neighbours. No ideas on the Commercial and Industrial Zones discussion paper were provided.

Feedback Summary

In addition to the feedback received through the Engaged Edmonton platform, feedback was also received from information sessions and written responses from stakeholders on the Commercial and Industrial Zones discussion paper. A summary of the feedback included:

- + The proposed reduction and simplification of Commercial and Industrial zones and use classes is a promising leap forward towards a rationalized Zoning Bylaw
- + A required 6 metre setback when abutting residential areas is an unnecessary barrier to small scale commercial infill and works to prevent a granular development pattern. Commercial infill often occurs on small sites, and 6 metre setbacks are very difficult to accommodate

- + The proposal to cap the height of neighbourhood commercial development at three storeys may be too restrictive, unless it will be complemented by a more flexible residential mixed-use zone
- + Concerns about including density restrictions for residential uses in commercial zones. Such regulations may be regressive and would go against the proposed philosophy and intent of the new Zoning Bylaw
- + There is a need for the process of re-evaluating current regulations for commercial/industrial zones and drafting new ones need to be consistent with the nature and expected urban form of mature areas, but also with the desire to create a higher level of integrated design performance in suburban areas

Quotes from the Feedback

"We live in an age where most industrial is not hazardous. So for the most part differentiating them is leading to more red tape that businesses in Edmonton are trying to survive. If it is not hazardous then maybe rethink why we are classifying that it needs to be away from everything else."

"Design requirements can make these uses appropriate in any zone. The question of risk seems more salient – is it safe to co-locate assembly uses in industrial areas where risks may be higher? If included in zones as conditional uses, what criteria will the [Development Officer] have to determine if appropriate?"

"The concentration and mix of heavy industry is a balance between economic synergy, public safety and environmental protection."

"I am concerned that control over some of the more contentious uses (adult stores, pawn stores, liquor stores, massage parlours, etc.) may be severely impeded in a more flexible, enabling environment with only one broadly defined zone."

"The inclusion of performance criteria into the proposed zone is integral and should be expanded to include characteristics of the development in how they distil in a principled way to the parcel use – such as how it relates to safety and articulation with neighbouring zones."

"Simplification of the commercial and industrial zones is appreciated. Allowing for cross-over use on a moderate basis I think is important to include so that services are readily available for workers in industrial areas and that light industry, such as brewing at somewhat larger volumes that currently allowed, can occur within commercial zones in the context of accompanying retail or food establishment basis."

"We have questions about what is meant by "compatibility" and to strongly encourage your team to reconsider the means by which it is achieved if indeed it is necessary. We strongly believe that small scale commercial uses are compatible with small scale residential, and is necessary as we grow into a city of 2 million people."

AGRICULTURAL AND RURAL ZONES

The Agriculture and Rural Zones discussion paper is Administration's **first attempt** to outline how Edmonton's agricultural and rural areas will be regulated in the new Zoning Bylaw.

The agricultural lands identified in The City Plan are intended to be used for **agricultural purposes** until such time that Edmonton's future growth requires these lands **to transition to another use**. Limited non-agricultural activity could also be contemplated in non-urban parts of Edmonton **to support agricultural activity** in these areas. The City Plan also provides direction to support and expand urban agricultural activity within the city in order to strengthen Edmonton's food system.

Through public engagement, the public was asked for their input on how **agricultural activities should be regulated** and how **non-residential development may occur** in rural parts of the city.

Engagement Activities

Public engagement on this paper was undertaken through the Engaged Edmonton platform from **July 13 to August 7, 2020**.

Engaged Edmonton Data Collection



Note that 1 visitor may be associated with multiple visits

Survey Questions on Engaged Edmonton

A majority of respondents were in favour of farms being allowed to operate other retail activity that could provide support to the farm's operations. A slim majority (53%) would allow food processing or storage facilities while only a few respondents supported other non-agricultural activity such as truck storage or gravel pits. Most respondents were in favour of allowing residents to grow and sell food on their property without a development permit. Written comments spoke of the need to preserve agricultural land with a greater commitment to infill development and to see more community gardens in neighbourhoods.

Forum Questions on Engaged Edmonton

Edmontonians were invited to respond to a forum question, "What should or should not be regulated in Edmonton's new Agricultural and Rural zones?" Two responses were received on the forum question. One comment supported agricultural land protection because of issues related to climate change and food security. The other comment supported urban farming but preferred that the activity continue to be regulated to address issues with noise, nuisances, and storage.

Feedback Summary

In addition to the feedback received through the Engaged Edmonton platform, feedback was also received in the form of written responses from stakeholders on the Agriculture and Rural Zone discussion paper. A summary of the feedback included:

- + Suggestions to mitigate risk of urban food production in commercial or industrial areas where there may be contamination from the land or in the air
- + Comments about protecting agricultural land by focusing on infill development
- + Suggestions to ensure agricultural land protection does not hinder urban development
- + Support for food production in the city and more indoor and outdoor community gardens
- + Comments calling for the protection of ecological features within agricultural land

Quotes from the Feedback

"We need to make food production as simple as possible for people and protect prime agricultural land."

"Allow for community leagues to start community gardens without a two-four year process...I don't have a green thumb but I would be down for some honey from a neighbour or to walk by some rhubarb that I could buy."

OPEN SPACE AND CIVIC SERVICES ZONES

The Open Space and Civic Services Zones discussion paper reflects Administration's **first attempt** to simplify the zoning framework for Edmonton's parks and open spaces, while ensuring alignment with the City's open space policies, which call for **a balance between preserving natural open spaces and providing access and amenities**.

Through public engagement, the public was asked about their thoughts on the proposal **to combine activities such as schools, parks and community leagues**, which are currently found in different zones, into one new Urban Parks and Services Zone. Participants were also asked what **elements of buildings are important to regulate** and their thoughts on the potential for **limited commercial activities** in neighbourhood parks.

Engagement Activities

Public engagement on this paper was undertaken through the Engaged Edmonton platform from **October 18 to November 13, 2020**. Additionally, **one information session** was conducted in **November** with industry stakeholders.

Engaged Edmonton Data Collection



Note that 1 visitor may be associated with multiple visits

Survey Questions on Engaged Edmonton

For the question on whether or not the zones that schools, parks and community league halls are located in should be consolidated, 77.8% of participants supported combining these types of activities in the same zone, the proposed Urban Parks and Services Zone. In response to the question on what elements are important to regulate for buildings in the proposed Urban Parks and Services Zone, the majority of participants identified that location, height, and the design of buildings are all important elements to regulate.

Participants were also asked if they'd like to provide the project team with information that they should know moving forward. From the feedback, participants noted:

- + The importance of keeping the regulations flexible for schools to ensure provincial design requirements can be met
- + Suggestions that combining the Public Parks (AP) and Urban Services (US) zones could create ambiguity around who is responsible for maintaining these spaces
- + One community league indicated they would support digital signage to be permitted on community league lands and that concerns around brightness, light pollution, and distraction could be addressed through regulations
- + The need to ensure Natural Area Management Plans are enforced
- + Activities proposed for the "Civic Services" use needs to be narrowed based on land use patterns of activity
- + A suggestion to zone civic service buildings in separate zones from parks and to focus development on surplus school sites
- + The need to preserve green spaces and limit development in parks, while others noted the need to streamline approvals for libraries, schools, and community leagues to add accessory buildings or other amenities

Forum / Ideas on Engaged Edmonton

The one idea submitted to the Engaged Edmonton platform inquired about the possibility of allowing for some limited commercial activities in neighbourhood parks such as a small cafe or convenience store.

Feedback Summary

In addition to the feedback received through the Engaged Edmonton platform, feedback was also received from an information session and through written responses from stakeholders on the Open Space and Civic Services discussion paper. Some highlights of the feedback included:

- + Support from community leagues to explore greater revenue generating activities and efficiencies in communicating to the wider communities, such as allowing for-profit activities to operate out of community league halls and for the development of electronic signage
- + Suggestions to explore ways to turn the Rollie Miles District Park into an open space destination including leasing land for residential development, expanding the recreation centre and permitting some commercial development to support the aforementioned uses
- + Questions on how energy transition and climate resilience strategies will impact the regulations of the proposed zones
- + Suggestion that split zoning for the Natural Areas Zone be limited to City owned lands
- + Concerns were expressed about the City Plan target to plant 2 million new urban trees and whether this will require developers to provide more trees through landscaping requirements
- + The development industry noted support for introducing a new way of calculating landscaping for school sites, for three zones to govern the city's open spaces, and the elimination of natural resource extraction within the River Valley

Quotes from the Feedback

"Overall the intentions are moving in a good direction and are developed in good spirit. It is interesting that the City is proposing twice as many open space zones as they are residential zones."

"It is somewhat difficult to comment on these zones as the regulations and standards are going to be quite important (i.e. Winter Cities, enhancements, developer funded parks, etc.). More meaningful feedback could be achieved with more information or at a later date when these documents are available."

"Reducing the number of zones is good. A grouping of related land uses in one zone is good. Simpler, clearer, and more efficient (less work to execute zonings, less red tape for planners, developers, builders and users."

"Public Parks should be restricted to park/recreational uses, and community gathering uses. Parks should have their own zone to protect the lands from other types of uses."

"Schools are expected to serve the community in a variety of ways beyond providing education. School site regulations need to be flexible to allow for compatible uses to exist within the school building. Indoor Sales and Services and Food, Culture, and Entertainment uses should be allowed as an accessory development to schools to allow the school to serve as a community gathering space."

"Green space is precious! When I hear people say "passive green space" I know that they don't think of parks and green space as the lungs of our community. Rec centres, arenas, libraries, and other civic buildings should be built on commercial or industrial land – where there is lots of room for the building AND its usually large parking lots! Once you build and pave over parks and green space – it is gone FOREVER!"

"While it may be expeditious for development officers to approve variances in these zones, allowing such could result in approval of projects which really should have gone to public consultation, particularly with respect to building enduring infrastructure in publicly owned land. Here delegation of such authority should be considered the exception rather than the norm."

"The development regulations should be flexible to allow for a variety of built forms. The size, shape and location of school sites vary greatly across the City. The context of the site must be considered for the construction of a school building. The need for variances when constructing a school building should be eliminated with the new conditional use and development regulations."

SPECIAL AREA ZONES

The Special Areas Zones discussion paper seeks to establish a **new approach** for how Special Areas are implemented in the new Zoning Bylaw. The Special Areas discussion paper proposes the following actions as part of the new approach to Special Area Zones:

- + **Align existing Special Area zones to the new Zoning Bylaw** by rezoning some Special Area zones to the closest equivalent zone.
- + **Retain key Special Area zones** as they fulfill a unique purpose.
- + **Amend existing Special Area zones** to ensure alignment with the relevant statutory plans and overall direction of the new Zoning Bylaw.

Through public engagement, the public was asked their opinions on the proposed approach to Special Area zones. Respondents had the opportunity to comment on their **level of comfort** with relying on standard zones rather than Special Area zoning, and provide feedback on any issues which may arise as a result of that direction.

Engagement Activities

Public engagement on this paper was undertaken through the Engaged Edmonton platform from **August 24 to September 18, 2020**.

Engaged Edmonton Data Collection



Note that 1 visitor may be associated with multiple visits

Survey Questions on Engaged Edmonton

Respondents are generally comfortable with the proposed approach to Special Areas with a slim majority of survey respondents (52%) indicating a high level of support for relying more on standard zones than Special Areas. Three respondents (15%) indicated either a low or no level of comfort. Generally, respondents were supportive of the change and did not foresee many issues with this proposed approach. Respondents noted the importance of appropriate notification to property owners prior to Special Areas being rezoned. Additionally, some respondents indicated that changing to an equivalent standard zone may result in the loss of some features of the current Special Area zone.

Respondents were asked to provide the project team with information that they should know about. From the feedback, participants noted:

- + A need for more flexible standards which incorporate the best aspects of the Special Area zones and include opportunities for small scale commercial uses within neighborhoods
- + Including rationale in the new Zoning Bylaw for why the retained Special Area zones are considered "special" or unique. Currently, it is difficult to determine the difference between Special Area and standard zoning
- + A reduction in the number of Special Area zones would be helpful but it is important to retain some as they do serve a useful purpose

Forum / Idea / Questions on Engaged Edmonton

Three ideas were submitted to the online Engaged Edmonton forum. These included creating more flexible standard zones to uphold the principles of The City Plan. One respondent suggested that more greenspace should be reserved in the city for recreational activities. Another suggested that the Zoning Bylaw should be supportive of Edmonton being carbon neutral by 2050. And finally, that the Zoning Bylaw should not require a Special Area zone for environmental features such as district energy sharing, or on-site water treatment.

Feedback Summary

In addition to the feedback received through the Engaged Edmonton platform, feedback was also received from written responses from stakeholders on the Special Area Zones discussion paper. Some highlights of the feedback included:

- + Creating new standard zones, which will be applied city-wide, will require future engagement with industry
- + There is a need to ensure that if unique built forms or ideas are desired, industry still has the tools supported by Administration to create these areas
- + The need for Special Areas will remain in the future and that the practice should not be abolished

Quotes from the Feedback

"The City has correctly identified that the need for Special Area Zones has increased complexity and barriers to development. However, it is important to recognize that most Special Area Zones are developer-sponsored, as a reaction to cumbersome City requirements. If the use of these are to be avoided in the future, the City must become highly responsive to industry when it is identified that standard zones need improving. A formal feedback, testing, and amending mechanism within the City to keep zones relevant should be established."

"Rezoning existing zones have an impact on current owners and residents and should be consulted."

"Broader standard zones should support this change."

"Should not be issues provided all stakeholders are properly notified in time so they can register to have a voice in the change process."

"When we create a special area zone we also need to complete the associated plan amendment to ensure conformance. Any rezoning or updates cause [sic] by this update to standard zones should be done closely with the affected developers and should be completed as administrative updates."

DIRECT CONTROL ZONES

Direct Control zones are currently used to allow development where it cannot be accommodated by a standard zone. The new Zoning Bylaw will allow **more flexibility within standard zones to support a reduction in the number of Direct Control zones that are required**, making it easier to grow Edmonton according to the goals and directions outlined in ConnectEdmonton and The City Plan.

Through public engagement, the public was asked about their **experience with Direct Control zones** in Edmonton’s current Zoning Bylaw, and in what **circumstances** they think a Direct Control zone should be used.

Engagement Activities

Public engagement on this paper was undertaken through the Engaged Edmonton platform from **July 13 to August 7, 2020**. Additionally, **three information sessions** focused on Direct Control zoning were conducted in **July and August** with various community and industry stakeholders.

Engaged Edmonton Data Collection



Note that 1 visitor may be associated with multiple visits

Survey Questions on Engaged Edmonton

A majority of survey respondents (72.5%) believe combining DC1 and DC2 zones and revising application criteria will help clarify the reasons for using a Direct Control zone, and have a medium to high level of comfort with relying more on standard zones than Direct Control zones when a property is rezoned (74.4%). Many respondents noted that a shift away from Direct Control zoning will only be successful if the standard zones support good development outcomes, with several respondents specifying that greater flexibility in the standard zones is required to support innovation and adaptability.

Respondents had a range of familiarity and opinions about Direct Control zoning. Some value the certainty that Direct Control zoning provides, while others find it to be too prescriptive and costly. Some respondents feel that Direct Control zones allow developers to build outside of current plans and community direction, and a significant percentage (30%) did not know what DC2 means.

Forum / Ideas on Engaged Edmonton

In addition to the feedback provided from the surveys, participants were asked about their experience with Direct Control Zones in the current bylaw and under what circumstances Direct Control Zones should be used.

Two responses were provided on the forum page. One participant shared their experience of a Direct Control rezoning in their community and how the public engagement required by this process was difficult but resulted in better outcomes for the community. This participant sees value in the decision-making control that Direct Control zoning provides Council, allowing for a more transparent process in which community interests are taken into consideration. Another participant noted that because Area Redevelopment Plans are seldom used, Direct Control zoning is particularly important for large site redevelopment to ensure integration with the surrounding context and consider public input.

Feedback Summary

In addition to the feedback received through the Engaged Edmonton platform, feedback was also received from written responses from stakeholders on the Direct Control Zones discussion paper. A summary of the feedback included:

- + Direct Control zoning is often used even when a standard zone could achieve the intended outcomes, in order to provide the community greater control over the process
- + A cultural shift is required within Administration to decrease the prevalence of Direct Control Zones. This change will be difficult as Direct Control rezoning provides a process to hear and accommodate community feedback
- + Innovation can be achieved without the need for a custom zone. Standard zones will need to be responsive to current and emerging trends. Direct Control zones should be reserved for truly unique developments
- + Concerns were expressed that while fewer Direct Control zones are a positive there is a chance the City will be less open to them in the future
- + Building adaptability into the new Zoning Bylaw is important to enable and facilitate a broader range of development and to support the long-term vision and goals of the new City Plan. Form-based and performance-based zoning should be the primary focus of the standard zones

- + Direct Controls could be better defined if the application criteria was more rigorous and applied to the following situations:
 - Proposed development exceeds the density or development intensity allowed in a standard zone
 - To pilot new development forms that are exceptional or innovative
 - Where the physical constraints of the site warrant special consideration
 - To implement the policies of The City Plan
 - To protect historical, cultural and environmentally sensitive areas
- + If using fewer Direct Control zones, a better understanding of how community contributions, affordable housing and other Direct Control-specific outcomes can be achieved in their absence

Quotes from the Feedback

"Our standard zones need to have much more flexibility so there is not a need to DC everything."

"I think this will only be successful if a lot of work goes into the standard zones to make people reasonably comfortable."

"Direct Control is a site specific zoning, with it own established protocols for public consultation. Clear criterion and the careful use of the zoning preserves public trust of the planning process."

"The direct control application criteria proposed in the Discussion Paper is far too broad and will not reduce the number of direct control zones."

"If a direct control is needed, that should be an indicator that zoning is not creative enough to capture the innovative ideas of developers and we get the same old same old. Zoning is too restrictive and prescriptive."

"In 2015 a developer proposed a DC2 Rezoning in my community. When asked what a DC2 meant, he replied, "it means I get to build whatever I want."

NOTIFICATIONS AND VARIANCES

The Notifications and Variances discussion paper represents Administration's **first attempt** at thinking about:

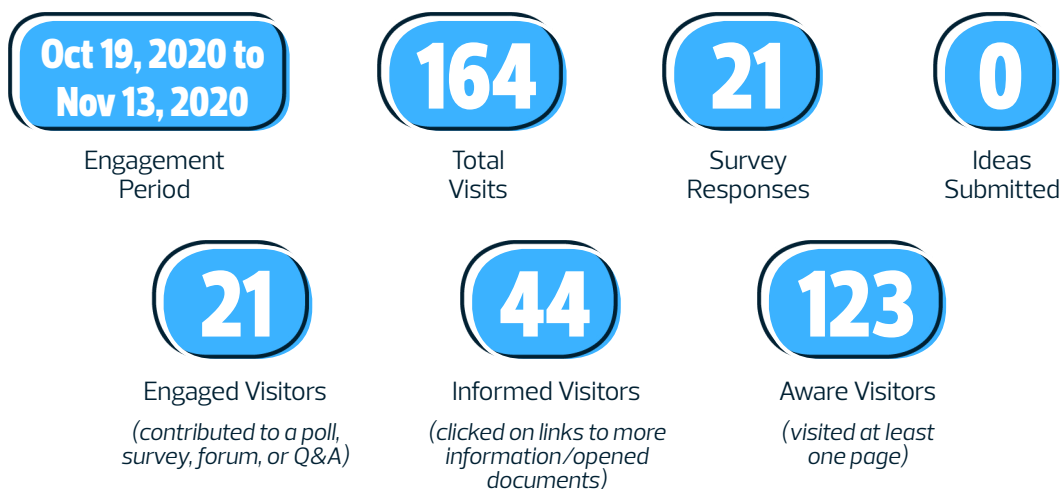
- + How residents may be better **notified about rezoning and development permit applications**; and
- + How to provide **clearer criteria** for how variances (which are requests for exceptions to zoning regulations that can't be met) may be considered.

Through public engagement, the public was asked about their thoughts on whether they would find **development application signage** useful, the type of development application they find **most important for a development notice**, and the level of **discretion City staff should have** in granting variances.

Engagement Activities

Public engagement on this paper was undertaken through the Engaged Edmonton platform from **October 19 to November 13, 2020**. Additionally, **two information sessions** were conducted in **October and November** with various community and industry stakeholders.

Engaged Edmonton Data Collection



Note that 1 visitor may be associated with multiple visits

Survey Questions on Engaged Edmonton

The majority of survey respondents (71%) preferred receiving email over text message as a method of notification about proposed developments. Respondents cited the ability to save the email, felt the amount and type of information that can be communicated is more suitable as an email, and felt email is more convenient. Some respondents still preferred mailed notices. The same number of respondents (71%) also indicated that they were likely or very likely to seek out more information about a proposed development project if they saw a sign installed on site. The survey also asked the type of information that the respondent would be interested in finding out through the sign or other forms of notification. Responses varied, but generally centered around the form and appearance of the development, including the height, the amount of parking provided, and any deviation from what's required through the Zoning Bylaw. Overall, there was no clear consensus on how notification should be improved or how variances should be considered; comments ranged from the opinion that there is too much notification to too little, and that variances should either be broadened or further restricted.

Feedback Summary

In addition to the feedback received through the Engaged Edmonton platform, feedback was also received from the information sessions and written responses from stakeholders on the Notifications and Variances discussion paper. Some highlights of the feedback included:

- + General support for the proposed criteria that could be used to determine whether a variance is appropriate
- + Comments about defining more clearly or providing examples of how the criteria will be used to determine whether a variance will be granted
- + Stakeholders were generally supportive of using more diverse tools, including more online tools, to inform residents about proposed developments
- + Some concerns, questions, and clarification needed about the types of development that would require a sign to be posted on site
- + Comments indicating the importance of ensuring that proposed development information is kept up-to-date, whether it is on a sign, a website, or other online tool

Quotes from the Feedback

"The level of detail in the development notice is better consumed on a computer screen than a mobile device, therefore, I think email is more appropriate. Most people have smartphones and they receive email as well as text so through email you get better penetration than text alone."

"I believe the City provides more than enough notification and opportunity for public feedback already. We live in a major city - it is wildly unreasonable for people to expect personal notifications and the ability to comment and contribute to every single new development around them. This is a very small-town mentality that a lot of residents hold on to, or weaponize to disrupt new development in the city."

"A platform where Leagues could opt into online notifications is attractive as many Leagues experience issues with mailed notifications including that the mail is not always checked in a timeline conducive to appeal periods."

"I do not support eliminating Class A letters yet. Before doing this I would like to see much improved online info as discussed above. If a phase out is done it should be strongly publicised with clear directions on how to access the information by the new alternate means."

"I'm of the opinion that the zoning reg shouldn't restrict density or FAR at all. These are not features of a building that affect how my neighbourhood works. Site width - which I'm reading as mandatory sideyard rules - is mostly restricted in the wrong direction by existing zoning, forcing neighbourhoods to have tons of wasted space between buildings... The opposite restriction - requiring buildings to use their available width - might be easier to justify."

"There needs to be a clear definition for "minor variance"; ie. up to 10% from design guidelines as set out in the bylaw, as exists in some provincial jurisdictions."

"Allow for more variances. Variances shouldn't be based just on demonstrated hardship or unique circumstances."

"Immediate neighbours that perceive they would be negatively affected by the granting of a variance are unlikely to be satisfied with a justification pointing to benefits to the broader community. Is the City comfortable with that possibility?"

OVERLAYS

The Overlays discussion paper seeks to explore **what overlays are** and identify **how they function as a zoning tool** by analyzing how they are applied in other jurisdictions and within the Edmonton context. The paper groups overlays into three broad categories: **risk reduction, controlling the built form, and preserving land for future, unknown uses**. To further advance The City Plan's policies and the project goals of the Zoning Bylaw Renewal, four key directions are proposed:

- + **Keep using overlays** as they have been in the current Zoning Bylaw, but modify and streamline the regulations to align with the functionality of the new bylaw
- + **Delete all existing overlays** in favour of a blanket approach that treats all lots within the city equally
- + **Keep the overlays that protect** the environment and reduce risk to the city's natural areas and private property
- + **Incorporate existing overlay regulations** into the applicable new zones

The purpose of engagement for this paper was to gauge how the public and key stakeholders felt about overlays and whether the City should continue to **employ them as a land use decision making tool**.

Engagement Activities

Public engagement on this paper was undertaken through the Engaged Edmonton platform between **July 13 and August 7, 2020**. In addition, it was presented at **three meetings** with community and industry stakeholders for feedback.

Engaged Edmonton Data Collection



Note that 1 visitor may be associated with multiple visits

Survey Questions on Engaged Edmonton

The feedback from Engaged Edmonton indicated that the majority of respondents (75%) believe that overlays are a useful tool and should be used in the new Zoning Bylaw to some extent. Of the 32 respondents to the survey, twelve respondents felt that all overlays should be carried forward, while ten respondents felt that overlays serve a purpose but should be applied with intent. Ten respondents felt that Administration should remove the existing overlays from the new Zoning Bylaw and incorporate relevant regulations into the underlying zones. When asked what characteristics should be considered when using overlays to control built form, the primary response was to protect against environmental risk. The second most popular response was to control for heritage and historical built form. Other important responses included protecting against industrial risk, supporting good urban design and attracting investment into specific areas.

Feedback Summary

In addition to the feedback received through the Engaged Edmonton platform, feedback was also received from information sessions and written responses from stakeholders was submitted to the project team in response to the Overlays discussion paper. Some highlights of the feedback included:

- + That existing overlays which control the built form should be removed and incorporated into the regulations of the underlying zone. Overlays like the Mature Neighbourhood Overlay (MNO) preserve the city's core in time and don't allow these neighbourhoods to evolve
- + Forced design through regulation (i.e. location of doorways, articulation) is not an effective way to achieve our city building outcomes. Any overlay should focus on density, function and reuse of housing stock (i.e. how many households, allowing for multi-generational use)
- + The MNO needs to be addressed specifically as its own element of Zoning Bylaw Renewal, as many communities feel their neighbourhoods would be in jeopardy if it was removed altogether
- + If overlays are retained, they should align with The City Plan's six guiding values
- + Risk mitigation overlays should be addressed in either higher level plans (Area Structure Plans) or within the special requirements section of the bylaw
- + EFCL provided an analysis of the regulations of the MNO they felt would be best suited to be retained should it be removed or adjusted in some way. These included the front setback, contextual regulations, the required 40% rear yard rule, height, and rear lane access

Quotes from the Feedback

"Yes, I support the use of overlays; however, the overlay should be cross referenced in the underlying zone so that the overlay cannot be "missed" by land owners wanting to develop or redevelop their land."

"No. I believe they add unnecessary regulatory layers which make approvals' processes more confusing, which take longer and cost the applicant more, generally lead to frustration. I think they reinforce the perception that Edmonton is not a city which is open for business."

"The question of whether or not to use overlays seems to me excessively focused on process instead of outcomes. An overlay is neither inherently good or bad, and can be effective or ineffective depending on how it's written."

"Overlays have historically been used in Edmonton as stifling tools to reduce development potential, but that need not be the case. Shift the philosophy--overlays could be an effective, organized mechanism to ensure good planning and design outcomes without resorting to DC1s and DC2s. Don't throw the baby out with the bathwater."

SIGNS

The Signs discussion paper introduces a **new, simplified approach to permanent signage regulations**, with minor updates to temporary signs. This proposed approach introduces regulations based on a **sign's location on a property and its level of illumination**.

Through public engagement, the public was asked their opinions on the proposed approach to **new signage regulations** in the new Zoning Bylaw. Questions asked include: gauging the **level of support** for this new approach, **level of concern** about potential proliferation of billboards throughout the city and determining **important factors** of sign design.

Engagement Activities

The Signs discussion paper was posted to the City's Engaged Edmonton public engagement website from **October 19 to November 13, 2020**. During this period, members of the public had the opportunity to review and provide feedback on the proposed approach to the new sign regulations.

An online information session was held for members of the sign industry on **August 5, 2020**.

Engaged Edmonton Data Collection



Note that 1 visitor may be associated with multiple visits

Survey Questions on Engaged Edmonton

During the October 19 to November 13, 2020, public review period, the online survey received 23 responses. Survey respondents were generally supportive of the approach for the three different sign types (on-building, projecting from a building and on-property). A majority (87%) indicated that they support this approach, while the remaining (13%) respondents indicated "maybe" in terms of supporting the approach. Less than half of respondents (43%) felt very concerned about the potential proliferation of billboards throughout the city. It was noted among respondents that it is important to balance the needs for businesses to ensure their business visibility and to mitigate impacts of visual clutter.

Feedback Summary

- + General support for categorizing sign types based on location on the property and by illumination level
- + Support for moving signage regulations into each land use zone, as opposed to individual schedules of the Zoning Bylaw
- + General considerations were suggested for this project, including the number of signs on a site, safety issues around signs near roadways and sign provisions for larger sites with multiple tenants
- + Alignment with Area Structure Plans (ASPs) needs to be considered as some ASPs have sign regulations of their own which can contradict the new Zoning Bylaw regulations or over-complicate matters

Quotes from the Feedback

"The idea of using more imagery/diagrams and colour coded tables is great. This will make navigating signage regulations much simpler and quicker. I'm happy to see the city moving in this direction."

"Consider whether in addition to regulating a maximum number of each type of sign, maximum total number of signs must be included. This is particularly important in commercial zones and direct control districts."

"It is sensible and reasonable to have zone specific sign regulations, it is good to keep the sign regulations within the zoning bylaw rather than in a separate bylaw. The rules as they are laid out are very clear and understandable."

"Kudos to the City on extending its simplification approach to the review of signs regulations contained in the Edmonton Zoning Bylaw. We agree that current signs regulations are among the least user-friendly in the Zoning Bylaw and seem somewhat disconnected from the design and urban form that the different zones are supposed to strive for."

"If Edmonton is to become a Light-Efficient Community, a program it has already started, then there must be bylaws which support that endeavour and enforcements which ensure that the bylaws are indeed being followed."

CLIMATE RESILIENCE & ENERGY TRANSITION

The City of Edmonton recognizes that climate change will have wide ranging effects on **the city, its residents, and its future prosperity and sustainability**. City Council has signaled through The City Plan, the Climate Emergency Declaration, the Getting to 1.5oC document, and other policy directions that **addressing climate change is a priority that requires a city-wide collaborative effort**.

The Climate Resilience and Energy Transition discussion paper outlines a proposed **strategy to implement regulations into the Zoning Bylaw** in order that will help residents and businesses become more **climate resilient**.

Through public engagement, the public was asked about their input on whether they felt that the proposed strategies to implement climate resilience zoning regulations **would be effective**.

Engagement Activities

Public engagement on this paper was undertaken through the Engaged Edmonton platform from **August 24 to September 18, 2020**. Additionally, **three information sessions** were conducted in **September 2020** with various community and industry stakeholders.

Engaged Edmonton Data Collection



Note that 1 visitor may be associated with multiple visits

Survey Questions on Engaged Edmonton

34 respondents participated in this survey. There was no clear preference for whether climate change zoning regulations should be implemented as a requirement, incentive, or both. When asked to rank the strategy most important to implement in the Zoning Bylaw, having buildings capable of charging electric vehicles was ranked the highest, followed by reducing floodwater risk, enabling rooftop solar panels, and reducing emissions on new buildings. Respondents indicated that the effectiveness of the zoning regulation in reducing climate impacts was the most important consideration, but many respondents also indicated strong preferences for considering cost and ease of implementation.

Ideas on Engaged Edmonton

There were 35 submissions on additional ideas to consider in addressing climate change through the Zoning Bylaw. Respondents suggested that building roofs should be required to be designed to be able to install solar panels, disincentivizing building demolition, designing new neighbourhoods to be electric-only (i.e. no natural gas lines), incentivizing diverse landscaping, and balancing the need for solar access.

Feedback Summary

In addition to the feedback received through the Engaged Edmonton platform, feedback was also received from information sessions and written responses from stakeholders on the Climate Resilience and Energy Transition discussion paper. A summary of the feedback included:

- + Concerns about climate resilience requirements creating costs that make development unaffordable if implemented all at once
- + Need to better understand city infrastructure requirements to support transition to increased electricity usage
- + Ensuring climate resilient regulations do not overlap with requirements under the Building Code
- + Concerns that using third-party certification for climate resilient projects will add cost and prolong review timelines
- + Climate resilient technologies should be incentivized, not regulated
- + Concern about regional coordination of climate actions to maintain competitive advantage
- + Concerns about added cost or time in order to comply with the proposed development permit point system
- + Support for increasing density across the city to reduce infrastructure costs and carbon emissions from transportation
- + Questions about whether climate change regulations belong in the Zoning Bylaw or in a separate bylaw
- + Incorporate Light Efficient Community directions into the Zoning Bylaw
- + Interest from multiple stakeholders in how the development permit point system could provide flexibility in achieving outcomes for developments

Quotes from the Feedback

"Starting with achievable measures to ease the community into these ideas and changes is important. While we need to move far and fast to mitigate and adapt to climate change, we don't want to alienate industry. Having a stepped approach should be considered (if possible)."

"Reduce Carbon emissions, get to net zero carbon ASAP, Become a leader in this, and we'll really be on the map."

"The climate crisis is a health crisis like COVID-19 and should be discussed that way. Also, requirements for net-zero new construction should be increased much more quickly because they represent at least a 30 year commitment to the carbon footprint of that building."

"The city is not taking responsibility to teach Edmontonians and Industry what the next wave will look and be like. They are requiring things before knowledge, experience, expertise and demand is there. First we need education then incentives then regulation."

"Creating regulations that are adaptive and flexible is key to stakeholder buy-in, and avoiding dedicating excessive resources to application review and approvals. A Development Permit Points system allows development and redevelopment to be creative and allows industry to adapt to different aspects of the regulations over time."

ECONOMY: SUPPORTING SMALL BUSINESS

The Economy: Supporting Small Businesses discussion paper presents Administration's **first attempt** at reimagining how the Zoning Bylaw can help support a **thriving local business economy**.

Potential small business owners experience many of the **same constraints and barriers** with the current Zoning Bylaw as other applicants and developers. However, adding to these challenges is that for a **first-time applicant**, the learning curve for the bylaw and permitting process **can be steep** and the applicant **may not have the resources** to get help navigating the process.

Through public engagement, the public was asked their **level of support** for consolidating use classes and allowing a greater range of businesses in a given location, and how a more flexible bylaw and streamlined permitting process would affect their **ability to open a business**.

Engagement Activities

Public engagement on this paper was undertaken through the Engaged Edmonton platform from **August 24, 2020 to September 18, 2020**. Additionally, **one information session** was conducted in **September** with the Urban Development Institute - Edmonton Region.

Engaged Edmonton Data Collection



Note that 1 visitor may be associated with multiple visits

Feedback Summary

The following includes feedback from Engaged Edmonton, the information session and written responses from stakeholders:

- + A majority of respondents (57.1%) fully support reducing as many barriers to business as possible and 42.9% of respondents partially agree that flexibility is good, but exceptions must be made for specific business types
- + A majority of respondents (61.9%) indicated that a more flexible Zoning Bylaw and streamlined permitting process would make a difference in their ability to open. For those that indicated it would affect them, over half (53.8%) said it would be the biggest factor behind whether they would be able to ever open at all

Ideas on Engaged Edmonton

One idea was submitted suggesting that the Zoning Bylaw should allow for accessory commercial units similar to laneway housing, but for a small business like a micro cafe, bakery, or craft store, that would bring vibrancy to Edmonton's communities.

Quotes from the Feedback

"The best time to start a new enterprise is at the bottom of an economic cycle, all orders of government must adopt policy to nurture the green shoots of the emerging new economy."

"Trust that businesses can operate and not affect their neighbours. There should not be a need for home based business permits now that we know we can all work from home just fine."

"Flexibility is good, but impact on neighbours and especially residential areas needs to be considered, and they need the opportunity to question the business."



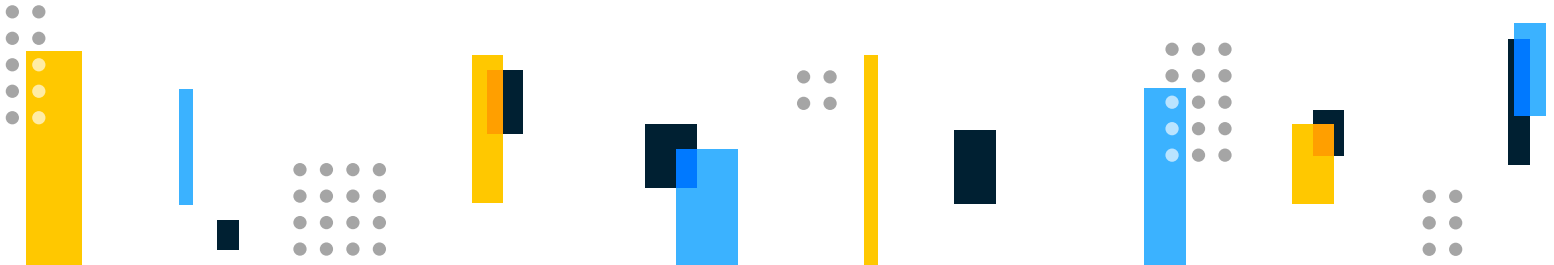
GET INVOLVED!

- For further information to get involved visit engaged.edmonton.ca
- For more information about the initiative visit edmonton.ca/zoningbylawrenewal
- For all other ideas and feedback regarding Zoning Bylaw Renewal Initiative, please use the [General Feedback Form](#)
- Subscribe to our [newsletter](#)
- Contact us at zoningbylawrenewal@edmonton.ca



ZONING BYLAW RENEWAL INITIATIVE

Edmonton



ZONING BYLAW RENEWAL INITIATIVE

2018 & 2019 PUBLIC ENGAGEMENT EVENTS: WHAT WE HEARD

Edmonton

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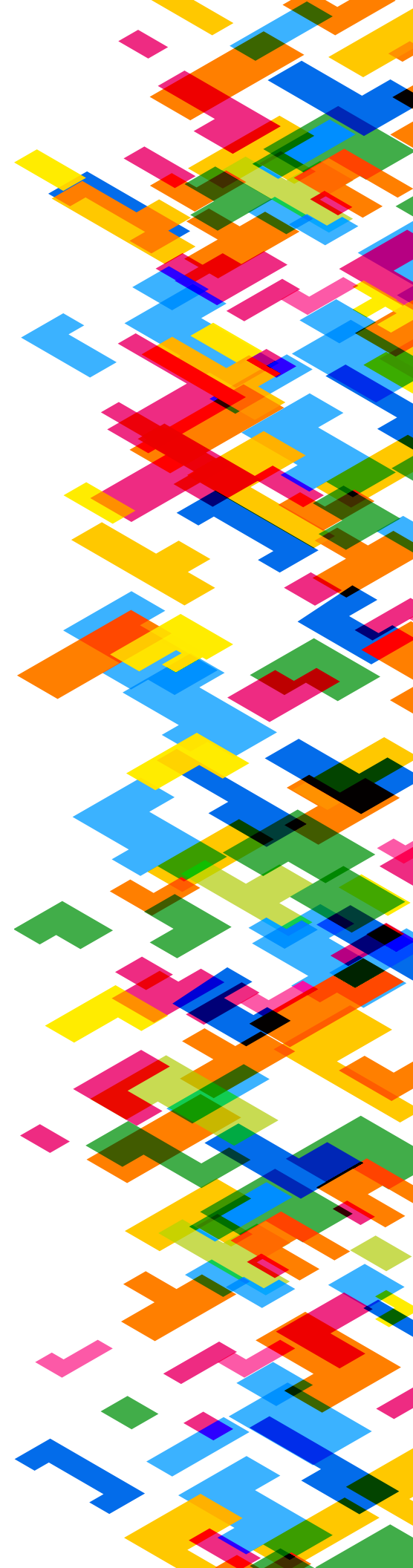
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1. ENGAGEMENT OVERVIEW

1.1. Project Overview: Project Phase I, Stage I of Engagement

The City is conducting a complete review and renewal of Edmonton’s Zoning Bylaw. The [Zoning Bylaw Renewal Initiative](#) is a multi-year comprehensive overhaul of Edmonton’s Zoning Bylaw that includes rethinking how, what and why the City regulates zoning and land development. Renewing the bylaw provides the opportunity to align our city-building tools from strategy to regulation and ensure all Edmontonians and property owners have the necessary tools to build the city envisioned in ConnectEdmonton and as described in The City Plan.

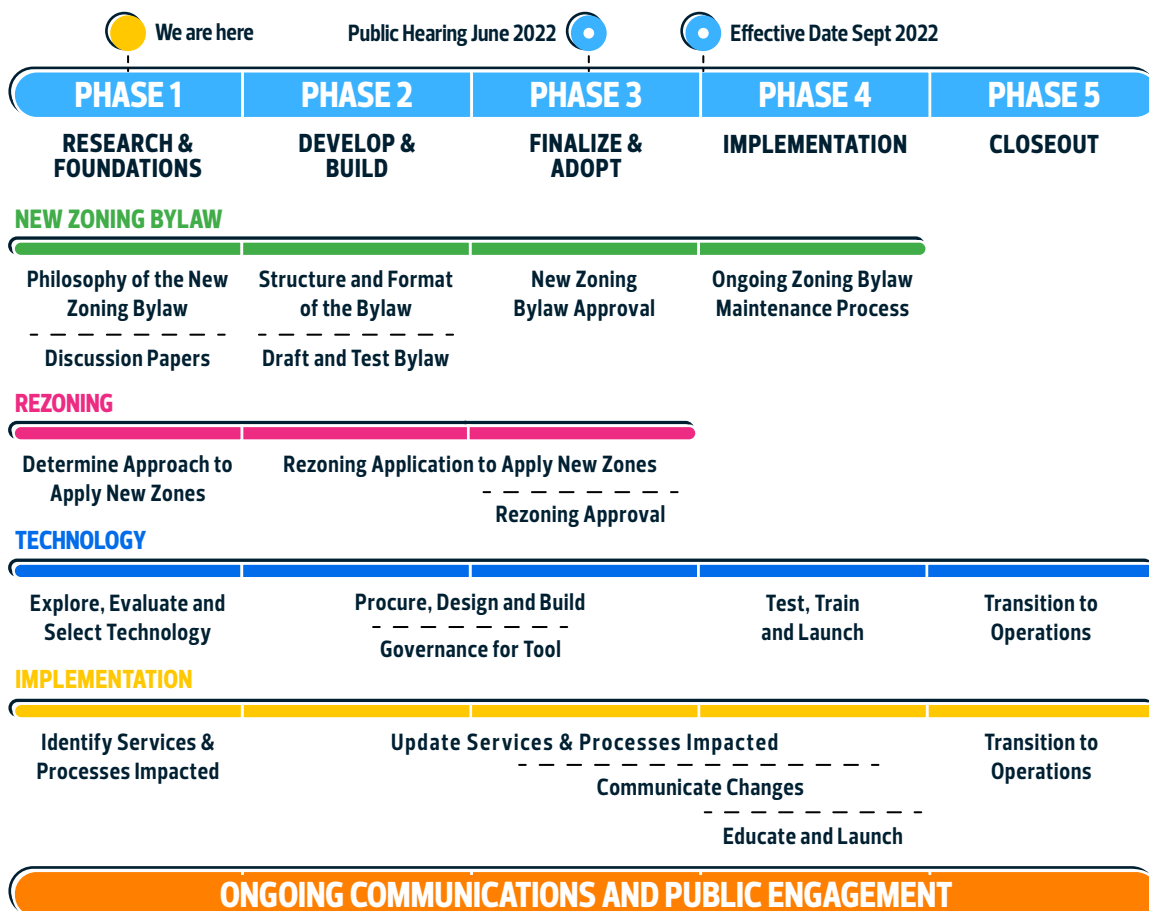
Zoning allows City Council to set rules for where new buildings should go and their basic form, what types of buildings they can be, what activities and businesses can happen there. Zoning guides growth in an orderly way to minimize conflicts between different activities and can improve the safety, public health, and welfare of its citizens and

environment. The Zoning Bylaw is an important legal document that has the power to shape the physical form and how we live in (or engage with) our city.

Phase I, Research and Foundations, sets the project up for success. In Stage I of engagement (spanning 2018–2019), broad questions were asked to develop an understanding of our community’s interactions with the current Zoning Bylaw, and aspirations for the new Zoning Bylaw.

Engagement began in 2018 to understand how residents and applicants interact with the bylaw and to gather input on the prospect of renewing the Zoning Bylaw. In 2019, input was gathered to help refine the direction of the Zoning Bylaw Renewal Initiative, including whether simplification and consolidation of the bylaw is needed, what to regulate, and what changes are desired in a new Zoning Bylaw.

Fig 1. General Timeline Zoning Bylaw Renewal Initiative



1.2. Engagement Objectives

Phase I, Stage I communications and engagement objectives were to:

- + Build awareness of the Zoning Bylaw Renewal Initiative
- + Help inform the direction and philosophy of the Zoning Bylaw Renewal Initiative
- + Gather and consider input on preferences between a form-based, use-based, or performance-based bylaw
- + Introduce an ongoing conversation around what to regulate and not regulate
- + Understand the typical resident's user experience with the bylaw
- + Understand and consider current barriers to accessing the Zoning Bylaw and the current notification processes
- + Build an email contact list for the Zoning Bylaw Renewal Initiative

Outcomes of these objectives are described in [Section 4, What We Heard](#) of this document.

1.3. Strategy

Initial engagement began in 2018 through project attendance at Engage Edmonton pop-up events. To introduce the project and build an email contact list, Engage Edmonton events offered exposure to interested and engaged Edmontonians across the city. These events were also a good opportunity to demonstrate connections between the Zoning Bylaw Renewal Initiative and other related projects, such as The City Plan.

In 2019, conversations continued in more detail, ranging from in-depth workshops, partnered engagement with The City Plan project, and a general survey. Providing a range of tactics allowed exposure to a larger audience. Information collected about current user experiences and potential approaches to zoning provided a foundation for the philosophy and structure of the new Zoning Bylaw and the basis to propose specific directions on a variety of topics. The work of drafting the proposed directions for the new Zoning Bylaw and then the bylaw itself started in 2020 and will continue through 2022.

2. AUDIENCE

Table 1. Public Engagement Audience

Industry/Stakeholders	<p>Industry groups who have reached out and inquired about the status of the new Zoning Bylaw and current engagement</p> <p>The City Plan Stakeholder Group, formed on the Integral City Model of engaging Public Institutions, Business, and Civil Society (including community groups) - 80+ members</p>
General Public	<p>Includes past participants who expressed interest in continuing to engage in the Zoning Bylaw Renewal Initiative (via newsletter sign-up)</p> <p>General public advertised to via social media, Engage Edmonton promotions, and survey promotions</p>

3. DESCRIPTION OF ENGAGEMENT ACTIVITIES

Table 2. Description of Engagement Activities

Date (Location)	Audience (attendance)	Event/Format	General Questions
October 11, 2018 (Southgate Centre)	General Public (32 participants)	<p>Engage Edmonton Pop-up Sessions</p> <p>Participants used sticky notes and spoke to project team members to share their feedback on how they interacted with the Zoning Bylaw.</p>	<ul style="list-style-type: none"> + What aspects of the Renewal project are of interest to you? + How would you like to be involved in the project? + What resources do you need to participate effectively?
October 25, 2018 (Londonderry Mall)	General Public (35 participants)		
October 30, 2018 (West Edmonton Mall)	General Public (43 participants)		
November 8, 2018 (Mill Woods Town Centre)	General Public (15 participants)		
November 15, 2018 (Edmonton Tower)	General Public (73 participants)		

Date (Location)	Audience (attendance)	Event/Format	General Questions
January 31, 2019 (Canadian Home Builders' Association – Edmonton Region and Urban Development Institute – Edmonton Region)	Industry (13 participants)	Facilitated Workshop	<ul style="list-style-type: none"> + What does a successful zoning bylaw look like? + What are important things for us to regulate? + What are less important things for us to regulate? + What information do you want to know about development happening in your area? + How would you like to learn about it? How should this information be shared with residents? + What are you looking for in a commercial / mixed-use zone? + What are you looking for in an industrial zone? + Are there challenges in the existing ZB? What are they? + What types of Uses belong in this type of zone? + What criteria did you use? + Are there Uses that don't fit in this type of zone?
March 27, 2019 (Infill Development in Edmonton Association and Edmonton Federation of Community Leagues)	Industry (12 participants)		
June 15, 2019 (Deep Dive workshop)	Open Invite (Public) (21 participants)		
June 26, 2019 (Small Businesses and Indigenous Businesses)	Industry (10 participants)		
June 27, 2019 (Multicultural Health Brokers)	Stakeholders (11 participants)		
July 3, 2019 (Edmonton Youth Council)	Stakeholders (25 participants)		
July 16, 2019 (NAIOP (Commercial Real Estate Development Association) Industrial Workshop)	Industry (9 participants)		
August 20, 2019 (NAIOP (Commercial Real Estate Development Association) Mixed-use Commercial Workshop)	Industry (32 participants)		

Date (Location)	Audience (attendance)	Event/Format	General Questions
May 3, 2019 (Jane's Walk – A Re-buildable City: Edmonton's Zoning Bylaw Renewal (co-lead with The City Plan project))	General Public (20 participants)	Pop-up Engagement Event Participants engaged in several activities through workshop sessions to discuss the preferred grouping and simplification of land uses. Sticky notes and photographs were used to capture group feedback. Participants engaged through pop-up events had the opportunity to record which types of development regulations mattered most to them by placing dots on a regulation worksheet.	<ul style="list-style-type: none"> + What is your preference between a form-based, use-based, or performance-based bylaw? + What should the new Zoning Bylaw regulate and not regulate? + What are current barriers and what direction should a new Zoning Bylaw take?
June 6 – 18, 2019 (The City Plan – Zoning Bylaw Joint Engagements (5 events city-wide))	General Public (54 participants)		
July 21, 2019 (Downtown Quarters Farmers Market)	General Public (27 participants)		
July 26 – 27, 2019 (K-Days)	General Public (57 participants)		
July 30, 2019 (Edmonton Service Centre)	General Public (16 participants)		
August 12 – 30, 2019 (Zoning Bylaw Renewal Project Survey)	General Public (187 participants)	Online Survey	<ul style="list-style-type: none"> + Do you support or oppose Administration's goal of reducing the complexity of the bylaw and rethinking what we regulate? + Would you support or oppose grouping land uses with similar impacts into broader categories? + What is your preferred approach to zoning? + What are your suggestions to improve on the clarity of language for the Zoning Bylaw? + What information do you want to know about development happening in your area?
Total number of activities: 26	Total number of participants: 692		

Fig 2. Pop-up Engagement Event



4. WHAT WE HEARD ABOUT...

This section summarizes all of the above engagement activities into **general themes**. A summary of each theme is included to **highlight the major findings** of what we heard under each topic.

4.1. The direction and philosophy of the Zoning Bylaw Renewal Initiative

Designing a new Zoning Bylaw

Edmontonians were asked about the approach that they'd like to see for a new Zoning Bylaw. This will help inform the approach the project team will take in writing new zones and development regulations and guide the type of development that gets built. Respondents from the workshops and pop-up sessions indicated that a building's appearance and its impact on surrounding neighbours are the most important aspects that a Zoning Bylaw should regulate. These findings indicate that a hybrid approach is preferable to incorporate aspects of both form-based and performance-based Zoning Bylaw styles, resulting in a custom made-in-Edmonton approach.

Respondents indicated that externalities from new development are important to regulate where possible and should be considered in the new Zoning Bylaw. Some impacts identified include how new development affects stormwater runoff, fire hazards in drier climates, and that the new bylaw should include regulations to increase climate resilience (reduced hardscaping, encourage biodiversity through landscaping, etc.).

The option to implement a purely use-based zoning bylaw, or a zoning bylaw that focuses on the activities occurring within a building, was less favoured by respondents. The project team will take these preferences into consideration when selecting a format for the new Zoning Bylaw.

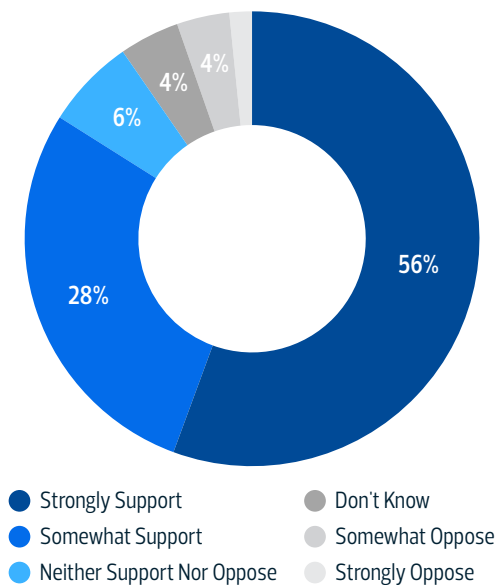
A need for simplification, consolidation, and flexibility in industrial zoning

Industry stakeholders identified that they desire fewer zones and need increased certainty from industrial zones. These zones need to be more flexible and adaptable to accommodate Edmonton's varied energy service market. Simplified zones are required for low-impact industrial services such as storage yards for fleet vehicles, pipe laydown, and construction equipment. Participants noted that developers may be unsure of what the specific use of the property will be. They need a flexible zone so they may construct buildings to house a range of uses.

Reducing complexity and rethinking what we regulate

Fig 3. Online Survey Question – Complexity of the Zoning Bylaw

Do you support or oppose Administration's goal of reducing the complexity of the bylaw and rethinking what we regulate? Why?



187 Responses were collected in August 2019

A majority of respondents to the survey felt that the current Zoning Bylaw (Bylaw 12800) is too difficult to use and understand in its current state. Simplification and streamlining of zones and regulations is desired to encourage a bylaw that is easier for all users to understand. Respondents noted that it would be beneficial to include graphics to explain complex planning concepts and provide explanations.

A theme of reducing red-tape and complexity emerged in the responses, with respondents asking for simpler development permit processes which would result in decreased timelines to receive a permit. Respondents voiced concerns related to over-simplification of regulations leading to the creation of "grey areas" where regulations are open to interpretation. Striking a balance between simplifying regulations and enforceability is key to creating effective regulations in the Zoning Bylaw.

The "Other" response category includes concerns around increased density and associated development issues in mature neighbourhoods, suggestions for improvements to regulations, and community standards concerns.

Quotes:

"Anytime something complex can be broken down and easier to understand, that's a good thing. It's also beneficial to occasionally consider what areas need more or less regulation. Doing things one way just because that's the way they've always been done isn't going to advance or improve anything."

"There are too many exceptions to the standard rules to know what applies to a specific site."

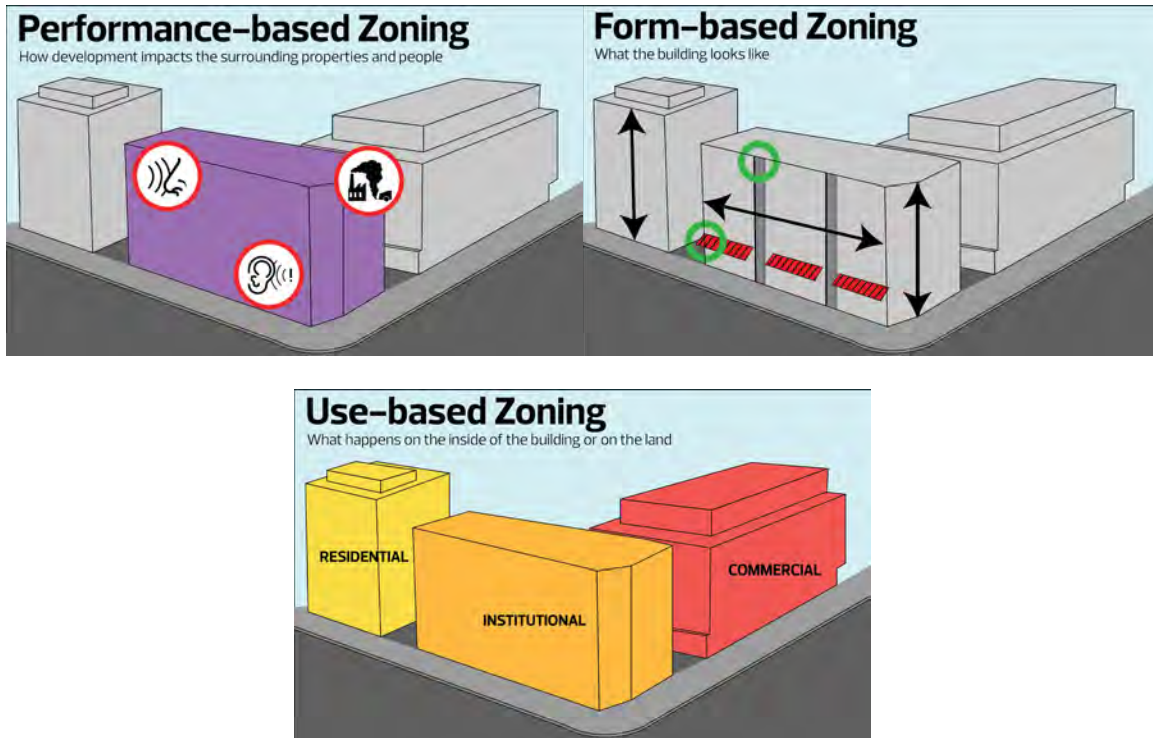
"The bylaw is very difficult to navigate. It over regulates in some areas and under regulates in others. The lack of a consistent approach to regulations is frustrating, time wasting and expensive."

4.2. Preferences between a form-based, use-based, or performance-based bylaw

Preference on approach to zoning

Fig 4. Online Survey Question – Preference on approach to zoning

Online Survey Question: Please choose from the following three options your most preferred approach to zoning to your least preferred approach to zoning.



187 survey participants responded to this question. Comments may be recorded into multiple categories.

Table 3. Results Online Survey Question – Preference on approach to zoning

	Form-based Zoning	Use-based Zoning	Performance-based Zoning
First Choice	23%	21%	56%
Second Choice	29%	41%	30%
Third Choice	48%	38%	14%

Form-based zoning

43 survey participants selected form-based zoning as their first choice. Respondents who selected form-based zoning as their preferred approach commented that this approach allows for flexible designs and may achieve a cohesive look within neighbourhoods. The potential for a mix of uses that form-based zoning permits was seen as desirable, with many commenting that encouraging mixed-use development will improve neighbourhood walkability and reduce car dependency. While participants who selected this approach agreed with the principles of form-based zoning, concerns were also raised around the need to ensure compatibility between different uses in mixed-use settings.

Use-based zoning

38 survey participants selected use-based zoning as their first choice. Survey participants that selected use-based zoning as their first choice indicated that they preferred and appreciated the certainty that the current use-based zoning framework provides. Some respondents felt the purpose of the Zoning Bylaw is to separate land uses. Some feedback in the "Other" category include concerns related to redevelopment in established neighbourhoods and considerations for housing seniors.

Performance-based zoning

104 survey participants selected performance-based zoning as their first choice. Survey respondents who selected performance-based zoning felt that impact to surrounding properties is the most important aspect to regulate. Regulating negative externalities increases certainty for existing property owners and maintains a standard quality of life. Respondents also commented that this approach takes into consideration the needs of existing residents and provides a holistic approach to new development, assessing various impacts. Responses in the "Other" category include perspectives on specific development examples, and other development issues such as parking.

Quotes:

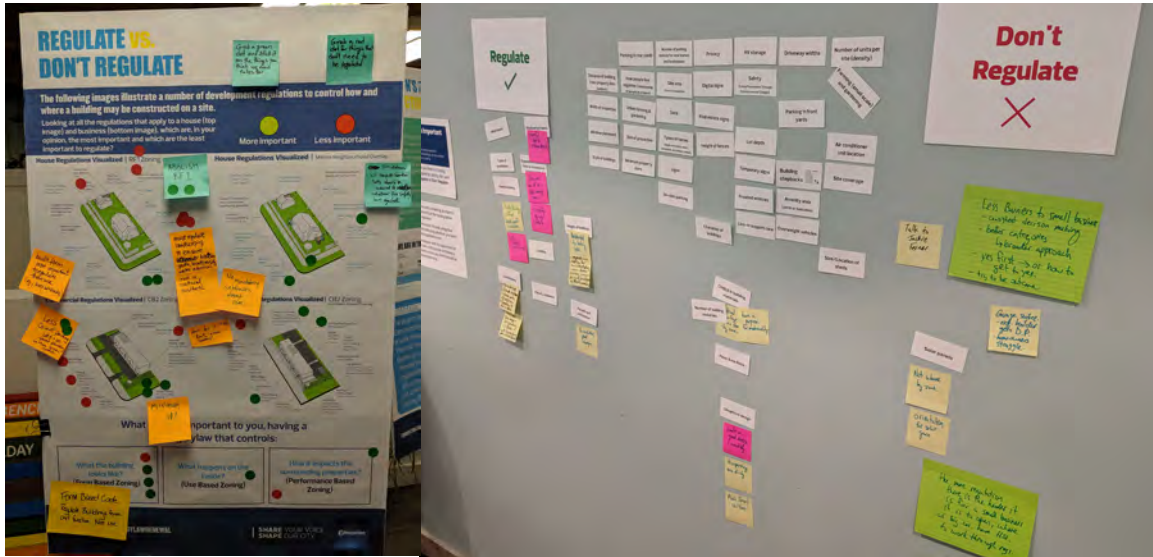
"We need to mix uses. Not separate them! The world is also changing fast. We can't anticipate how people are going to live and work in 10 years, let alone 30 or 40. Making sure that buildings engage the street, encourage interaction, negative impacts are mitigated make more sense than trying to separate uses. Separate uses also really undermine certain groups of people more than others, namely women, children, seniors, people with limited incomes and those with limited mobility."

"I do not care what's happening on the inside if it doesn't have a major impact on the surrounding neighbourhood."

"I think it is important that streets appear to have a cohesive form. The activities that are colocated do not need to share the same function, and this does not allow for a neighbourhood in which all services are available locally."

4.3. What to regulate and not regulate

Fig 5. Regulate/don't regulate activities during engagement



What to regulate and not regulate

Online Survey Question: If you feel there is an element related to what development the zoning bylaw should or should not regulate, please feel free to add it in the space below and explain why.

112 survey participants responded to this question. Multiple development aspects were recorded and sorted into Regulate, Don't Regulate, and Other.

Some topics that were commonly recommended to regulate include floor area, landscaping, maximum density, architectural design, height, side yards, and outdoor lighting and signage. Some topics that were commonly suggested to not regulate include privacy screening, site coverage, window locations, and parking spaces, as well as some topics including landscaping, maximum height, and maximum density, which had mixed opinions from respondents. There was not consistent agreement on topics to regulate and not regulate, and these topics will be explored further through future engagement.

4.4. The user experience with the current Zoning Bylaw

Reducing Barriers and Streamlining Regulations

Members of the small business community noted that more regulations can be a barrier for small businesses, especially in comparison to larger companies with more resources to navigate the regulations and development process. This carries a financial cost as well. Consistency, a broader approach with fewer categories, and guidance on how to achieve the desired outcomes would help to reduce barriers.

Development industry representatives noted that they would like to see a shift in the way development is regulated, with a focus on essential regulations including height, density and signs.

1) Minimum on-site parking requirements have since been removed from Zoning Bylaw 12800. New changes to enable Open Option Parking are effective as of July 2, 2020. For more information, visit <https://www.edmonton.ca/offstreetparking>

Concerns about excessive current parking requirements and restrictions on land uses

Stakeholders stated that minimum requirements for parking spaces were too high¹. They noted that the developer/business owner is taking on the risk of opening a new business. They should assume the risk if they desire to provide less parking than required by the Zoning Bylaw. The City introduces unnecessary roadblocks in the development process by requiring minimum parking requirements and prohibiting certain uses in a zone.

4.5. Current barriers to accessing the Zoning Bylaw and the current notification process

Simplification of zoning regulations

Through pop-up events, workshops and surveys, residents stated that existing zoning regulations are difficult to understand or interpret. Many felt that the language used in the bylaw is too technical and that graphics should be used to help illustrate planning concepts.

Complexity of the Zoning Bylaw

Participants stated that the document structure and user interface of the current Zoning Bylaw is difficult to navigate. As an example, it was noted that the development of a simple structure like a deck requires the applicant to cross-reference many sections of the Zoning Bylaw to determine the appropriate dimensions. This sentiment was further captured in survey responses.



Language of the Zoning Bylaw

Online Survey Question: Please provide any suggestions you have to improve on the clarity of language for the Zoning Bylaw.

111 survey participants responded to this question. Comments may be recorded into multiple categories.

Table 4. Results Online Survey Question – Language of the Zoning Bylaw

Suggestions	Number of Responses
Support use of plain language principles in developing a new Zoning Bylaw	60
Concerns regarding interpretation and enforcement of regulations. Simplified regulations may be vague and open to interpretation	38
Other	12
Include diagrams to describe regulations	9
Provide an interpretation guide or use a sidebar to include more information or rationale for regulations	6
The existing regulations should be kept to retain clear interpretation	5
No Comment	3

A majority of survey respondents were receptive to the idea of using plain language principles to draft regulations in the new Zoning Bylaw. Participants commented that the plain language version of the sample regulation was easier to understand compared to the existing Zoning Bylaw text. However, concerns were noted around the potential for regulations to be misinterpreted because they are not specific enough.

Multiple respondents cautioned against creating “grey areas” where regulations would be open to interpretation as they may not be prescriptive

enough. An approach to mitigate these concerns was also brought forward by survey participants through suggestions for developing a Zoning Bylaw interpretation guide which would provide additional clarification for plain language regulations.

Responses in the “Other” category include suggestions for formatting text, including use of bullet points and capitalization of terms. Other responses included specific changes to the example text.

Notifications

Online Survey Question: What information do you want to know about development happening in your area?

124 participants responded to this question.

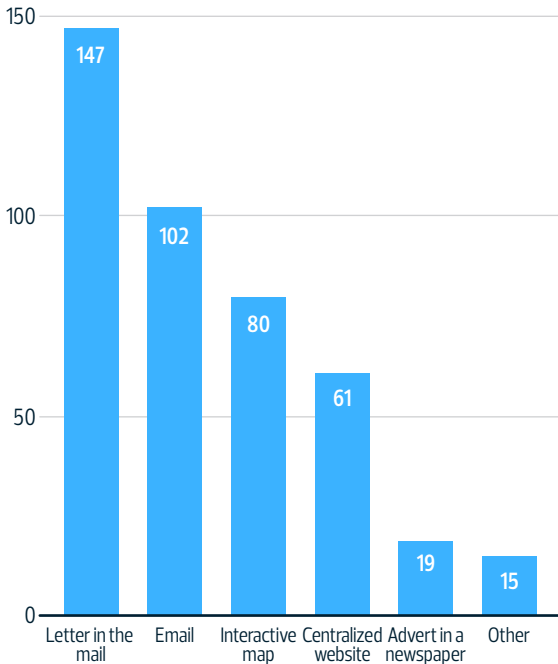
Table 5. Results Online Survey Question – Notifications

Sample responses representing common sentiments	
Provide elevation drawings of proposed developments	Habitable space within the development (maximum number of people)
Exact location of development	What, Where, and When. Those are the key things I would want to know
Provide multiple notification formats	The specific use and size of the development

Online Survey Question: How would you like to be notified about development happening in your area?

187 participants selected multiple options.

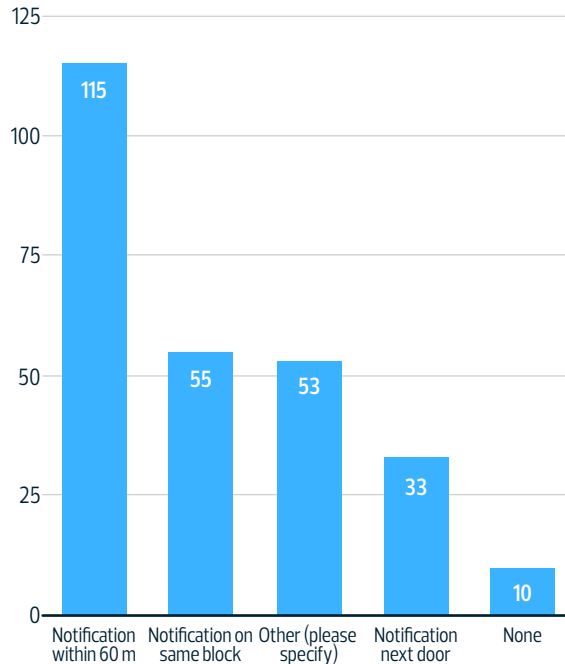
Fig 6. Results Online Survey Question 2 – Notifications



Online Survey Question: What distance from a proposed development do you think residents should be notified?

187 participants selected multiple options.

Fig 7. Results Online Survey Question 3 – Notifications



5. NEXT STEPS

5.1. How this information has and will be used

This information will be used to refine the philosophy and structure of the new Zoning Bylaw, to draft a series of discussion papers on specific aspects of the new Zoning Bylaw, and to inform the drafting of the new Zoning Bylaw itself. Data collected from this stage of engagement will continue to be referenced throughout the project as it is relevant to all subsequent stages.

Some responses collected concerning parking minimums have subsequently been addressed through the removal of parking minimums from the Zoning Bylaw, effective July 2, 2020.

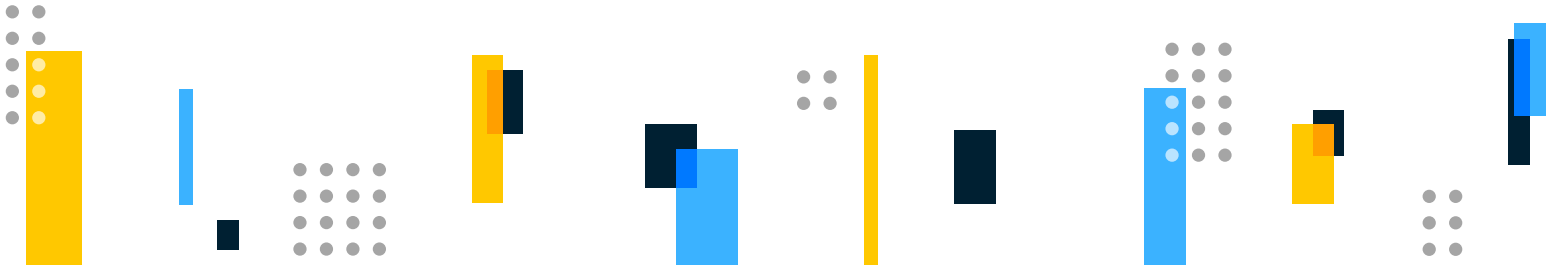
5.2. Future engagement opportunities

Public and Stakeholder engagement will continue throughout the Zoning Bylaw Renewal Initiative (anticipated adoption of the new Zoning Bylaw is in 2022). Engagement on the discussion papers is occurring from July through October 2020. Feedback on these discussion papers will further inform the philosophy and specific aspects of the new Zoning Bylaw.



ZONING BYLAW RENEWAL INITIATIVE

Edmonton



ZONING BYLAW RENEWAL INITIATIVE

CITY PLAN ENGAGEMENT DATA ANALYSIS: ZONING

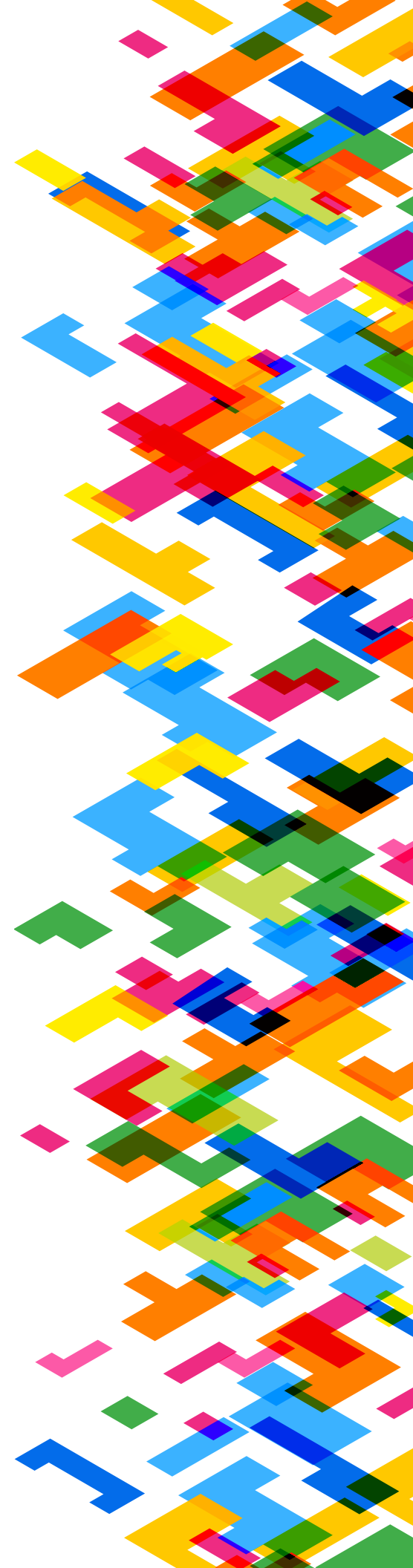
Edmonton

Content prepared by
POPULUS Community Planning Inc. and Green Space Alliance

September 2020 | edmonton.ca/ZoningBylawRenewal

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INTRODUCTION

The City Plan guides Edmonton's growth to a healthy, urban, and climate resilient city of two million people that supports a prosperous region. It combines a Municipal Development Plan and Transportation Master Plan, and includes strategic direction in environmental planning, social planning and economic development.

The City Plan was formed based on the input of thousands of Edmontonians from 2018–2020, and sets new directions for Edmonton's long term growth and planning. The comprehensive nature of the plan and its engagement means that it can inform at a fundamental level the city-building outcomes of other planning work, including the Zoning Bylaw Renewal Initiative.

The City Plan's public engagement data was re-analyzed through a zoning lens, in support of the development of Edmonton's new Zoning Bylaw. This document provides a high-level summary of the relevant themes of that analysis. Selected quotes have been included for illustrative purposes.

In reviewing the existing City Plan Engagement Data, the following work was completed:

- + Review of roughly 2000 previously coded, written comments from pop-up events including City Plan HQ (Phase 2), Coffee Chats (Phase 3B), Community Meetings (Phase 3B), October 2019 Pop-Ups (Phase 4); and
- + Review of workshop materials from Core Stakeholder Workshops, and Public Workshops.

Comments are organized by theme and relevance to the Zoning Bylaw Renewal Initiative.

EMERGING THEMES

Land Use

Land use topics were the most common theme found in the City Plan engagement data. Participants provided a range of inputs on the topic of land use including: the scale of new geographic districts, the importance of community planning, fairness in planning, and seeking slow growth in the fringes of the city.

Lot by Lot Rezoning – Participants in public engagement sessions were concerned that individual zoning changes are often contentious when done on a lot by lot basis. In contrast, participants also continued to raise concerns about past rezoning amendments that allowed major changes like lot splitting to occur.

Planning Not Understood – Public participants indicated that they did feel they had a good understanding of the planning process or of the Zoning Bylaw. Some comments also indicated that there was a lack of trust in the transparency of the process with one comment stating that it “feels like a secret society and [they] only hear about things after they happen.”

Zoning currently has poor public engagement. Hard to understand much of the materials. Too much to review in a short amount of time. We need criteria to evaluate the intended result of the plan/process.

Compatible Uses – When it comes to identifying compatible uses, public comments supported neighbourhood commercial spaces that were easily accessible in their neighbourhoods.

Types of businesses included small local shops, neighbourhood groceries but not liquor or cannabis stores. Participants were also interested in seeing commercial spaces better integrated into neighbourhoods.

There aren't local shops within neighbourhoods – they are all on busy corners.

Compatible Density – Participants had differing opinions about what kinds of areas would be appropriate for additional density to be developed. Some would like to see more density in all neighbourhoods, while others felt that it would only be appropriate along certain corridors, or along arterial roads, or within certain development areas like the core neighbourhoods or only in Downtown.

Types of Units – Some participants were interested in seeing the City take a more active role in managing the types of units found in Edmonton, particularly promoting or requiring family oriented rentals (3+ bedroom units), multi-generational housing and low income housing opportunities.

Lot Splitting – Lot splitting continues to be a point of contention among residents in mature neighbourhoods who feel that skinny homes do not meet the local context of their neighbourhoods.

Transportation/Mobility

Transportation and mobility were also common topics raised in meetings and pop-ups. Throughout the engagement data, there was a desire to see transit service improved for riders, improve accessibility, consider winter conditions, and generally expand opportunities for different modes of transportation. Opinions were divided about how changes to the transportation network should impact drivers.

Driving City – Participants indicated that there are significant parts of the city where driving a car is needed to get around. It was identified that this is because housing is too far from commercial areas, transit is not reliable or active transportation is not seen as a viable option. Without major changes to mobility and land use, these areas will continue to be car-dependent into the future. Specific areas that were identified included most mature suburbs like Mill Woods as well as new suburbs in the south of Edmonton.

Develop along Green Transportation Corridors – It is important to co-locate new medium, high-density, and mixed-use developments alongside major green transportation corridors, like frequent bus transit, LRT, and bike routes. Participants also felt that developing higher density facilities like seniors-oriented housing along transit corridors would be positive.

Parking Requirements – In general, there were mixed concerns around parking and parking requirements. Comments indicated that new uses in existing buildings were challenged by off-street

parking requirements. In contrast, there were also concerns about how popular neighbourhood destinations cause parking issues for neighbours. Some participants also noted that there is an emerging need to require electric vehicle charging in new developments.

We need to loosen up parking requirements. Especially for arts and culture. The Aviary struggles with parking.

Emerging Mobility Trends – There was continued attention to providing additional storage/parking facilities for bicycles in new developments. Participants also identified ongoing concerns about scooters blocking sidewalks or ride-hailing services waiting in traffic because they do not have access to taxi parking spaces. These kinds of mobility should be considered when designing new developments. This might include providing designated scooter parking locations or taxi/Uber pick-up locations in busy locations.

Density and Transit – There was a clear message that increased density and commercial areas should be used to support higher quality transit services throughout the City and especially along important transportation corridors.

I wish transit centres had more commercial development & residential development around them.

Environment

For additional recent engagement focused on Environmental impacts and climate change see the engagement documents associated with the Energy Transition Strategy Update at https://www.edmonton.ca/city_government/city_vision_and_strategic_plan/energy-transition-strategy-update.aspx.

Importance of Environment – Participants commonly identified the importance of including environmental planning considerations in all planning decisions. This included a range of key environmental considerations including river water quality, wildlife areas, and impacts of pollution.

| *Our environment is the most important thing.*

| *Keep nature natural, plant more native plants, low maintenance.*

River Valley and Ravines – The most common natural area discussed by participants was the North Saskatchewan River Valley and Ravine System. This was identified as an important natural feature that serves as a biodiversity hotspot, recreation area and an escape from the city. Overall, comments were most interested in seeing these areas preserved in the long term. In addition, there continues to be differing opinions about the inclusion of business opportunities in the River Valley. Some participants indicated that they felt the City should not allow any commercial operations in the River Valley or on the river. In contrast, others indicated that additional operations should be explored in the

River Valley, especially in areas that have already been disturbed from their natural state like Louise McKinney Park or Hawrelak Park.

Relationship to Built Spaces – Participants raised the idea that the city should have a series of natural corridors that provide both natural space for wildlife and transportation connections.

Public Spaces – Comments were clear that private developments should not be allowed to modify public park spaces and especially the river valley and ravine system. In addition, participants were commonly concerned about public and private developments that removed trees and did not replace them on-site.

Private Yards – Participants commonly raised ideas that the City should be encouraging the use of private front yards to enhance the environment and local systems by promoting naturalized gardens and vegetable gardens.

Low Impact Development – In general, participants who brought up Low Impact Development (LID) principles were very supportive of them as a way to reduce strain on the environment and infrastructure systems.

Relationship to Built Spaces – Participants raised the idea that the city should have a series of natural corridors that provide both natural space for wildlife and transportation connections.

Climate Change and Resilience

For additional detailed descriptions of public engagement results directly related to the topic of Climate Change and Resilience please also see the following resources:

- + [Climate Resilience and Our Future City – City Plan September 2018 – June 2019](#)
- + [Energy Transition Strategy – Phase 1 What We Heard Report – September 2019 – May 2020](#)

Climate Lens – In general, participants were quick to identify the importance of including climate considerations in all planning decisions. The importance of including the climate lens was emphasized to that point that there are comments requesting that the City use Climate to replace “Connect” as the overarching theme of ConnectEdmonton.

Zero Emissions Transportation – Participants commonly identified that being able to move around their neighbourhoods without the use of a car, either by transit, bike or walking would help them lower the carbon emissions.

Renewable Energy – Participants were interested in seeing renewable energy sources designed into new developments both at an individual building level and for an entire community. Participants also indicated that the City should explore opportunities to implement renewables including using a tax levy or requiring it in new developments. Despite the overall support for renewable energy, participants were generally not supportive of existing plans to use portions of the River Valley for renewable energy generation.

Make developers include solar/renewable energy on all new development.

Reducing Greenhouse Gas Emissions –

Edmontonians felt that greenhouse gas emissions should be reduced. This included generating more energy through solar and geothermal. It also includes developing district energy systems and using larger tracts of land for solar energy production. Despite this, comments also indicated that certain places like the River Valley should not be used for solar farms.

Renovate and Retrofit Heritage Buildings – Vacant and heritage buildings should be able to be renovated and retrofitted to preserve Edmonton’s historic areas. It is possible to renovate the interior of buildings and maintain the façade: green retrofits.

Electric Vehicle Parking – Although it was not a common comment, some participants indicated that the City should require electric vehicle charging stations in mid- to long-term parking spaces like park-and-ride and the airport to support the viability of electric vehicles.

Green Incentives – Incentives and rebates to undertake green renovations in Edmonton are desirable but are more applicable for the Building Code than for the Zoning Bylaw.

Green Energy – Participants also indicated that they supported implementing renewable energy systems into new and existing buildings in Edmonton. The Zoning Bylaw should fully support the use of renewables by removing limits on height or encroachment by solar panels.

Urban Design

Engagement participants commonly associate zoning with recent community conversations and engagement on heritage preservation and infill development, particularly lot splitting.

Heritage Buildings – The City should do more to support retaining and revitalizing heritage buildings.

Scale of Lots – In general, people felt that older, wider lots were more desirable. Several negative comments about lot splitting and its impacts on mature Neighbourhoods were also received.

Market Forces – There was some concern from stakeholders and members of the public who felt that Edmonton's housing market is not in a place that supports the development of missing middle or mid-rise developments despite opportunities from zoning and policy.

Density or built form desired at the policy level is misaligned with what the market is ready for yet or wants.

Housing

Housing is many people's most immediate interaction with the Zoning Bylaw. Issues of housing affordability and housing options were front of mind throughout the engagement process. Similar to urban design, opinions on neighbourhood character and housing density were commonly shared.

Affordability – Housing should be affordable throughout the city. This includes affordable housing for targeted groups including seniors, people with disabilities and low-income groups. Edmonton's affordability is seen as a major advantage compared to other cities in Canada, but others felt that the cost of housing has increased too much in recent years. Some people were concerned that there were existing areas that have seen too much investment in affordable housing that is causing significant negative impacts to the surrounding community.

Connected Housing – New housing should be well connected to employment, schools, and amenities. It was common to see comments seeking housing that was within walking distance of these amenities as well as parks and other destinations. Some participants also highlighted that this was especially important for people living in affordable housing who might not be able to afford the cost of owning a car.

Need more options for housing – The city should support more housing types between single detached houses and apartments in all neighbourhoods including mature areas.

Neighbourhood character – New housing should fit the character of the neighbourhood. There is a sense that new buildings are not as attractive as older buildings and do not necessarily fit with neighbourhood character.

Density – There was more acceptance for greater density in the central parts of the city. In general, it is not clear that residents are aware that new suburban areas are more dense than older suburbs. There is generally not agreement about where new density should be located. Comments contained a range of perspectives about where density should be located within the city and in individual neighbourhoods.

Redevelopment Sites – Some participants identified opportunities for seniors oriented or affordable housing to be developed within existing neighbourhoods specifically on surplus school sites, or other vacant parcels. Participants were especially excited because this would allow them to continue to live in their own neighbourhoods in the long term. Despite these comments, there were also some participants who continued to be concerned about using green space for housing.

They should use surplus school sites for seniors and low-income housing. When I get old, I want to stay in my neighbourhood.

Economic and Community Development

Economic development, including economic diversification, support for local business, and the creation of new business opportunities were raised by public and stakeholder participants throughout the engagement period.

Local Districts – Comments indicated a desire to “live locally” with access to food that has been grown locally and supports small business all within walking distance or a short bike/transit ride. In addition, this also meant having a local population that was dense enough to support those local businesses in a sustainable manner.

I have access to all of the services & amenities I need within 25–30 minutes of travel via bike or transit, and I don't have to risk my safety to do that.

Economic Development – Participants often noted that the City should be taking action to make doing business easier in the city. This included notes like reducing restrictions around starting businesses and also lowering taxes and directly supporting local entrepreneurs through grants and incentives.

Business Opportunities – Some comments raised concerns that the business environment contained too much risk for local entrepreneurs and that the City should do what it can to expand the spaces where local businesses can be established and operate from.

Negative Business Clusters – Some participants felt some business clustering should not be supported. This was primarily around businesses that some felt have negative impacts like pawn shops, liquor stores and pharmacies in areas with existing social issues.

Parks

Edmontonians consider the river valley as the heart or “jewel” of Edmonton. Responses were split in terms of how to best approach this asset – focusing on preservation, or recreation and/or useability.

River Valley Uses – Participants provided a mix of responses related to how the River Valley should be used. For many participants, the River Valley is a unique asset in Edmonton and there are a wide range of uses including recreation and natural system services. Some participants felt that the current uses in the River Valley should not be changed moving forward but others indicated that the City should consider a wider range of acceptable activities in the River Valley and ravine system.

I would use the river valley if there were places to eat with a view.

Vacant Parcels – The City should actively pursue converting vacant, derelict, or contaminated parcels into park space throughout the city.

City should put pressure on derelict sites or brownfield so that it's not unsightly. Turn them into gardens or parks.

Community Amenities

Most frequently, participants discussed a desire for grocery stores and cafes within walking distance of their homes.

Community Vibrancy – Some participants would like to see more focus on having a greater mix of land uses and amenities located within neighbourhoods and within walking distance from more people’s homes and offices.

Neighbourhood Grocery Stores – Participants wanted to have access to local grocery stores in their neighbourhoods.

Location of Amenities – Some people were concerned that the City was not making good decisions around the location of some public services like libraries when it located them near certain businesses like bars.

Disruption and Resilience

In planning for a city of two million people, it was acknowledged that the next period of growth will come with unknown disruptions and thus a need for civic resilience.

Flexibility and Adaptation – Business stakeholders were most interested in seeing zoning regulations that provide opportunities to be adapted to meet changing needs in the market and emerging technologies.

New Development – Participants proposed ideas including requiring all new homes to be built to net zero standards and incorporate low impact stormwater management systems and clean energy production in all new developments.

Online Presence – Some participants felt that the City’s website was one of the best in North America. They were particularly impressed by the Open Data portal and what was available there. Continuing to make planning and zoning information available transparently online will serve to make the planning process more transparent for residents and non-planners.

HOW THIS DATA WILL BE USED

The emerging themes from The City Plan Public Engagement Data will be used to inform the drafting of the new Zoning Bylaw. It will be considered alongside data collected on the discussion papers and through further engagement activities for the Zoning Bylaw Renewal Initiative. Engagement will continue to seek to understand a balance between public, industry, municipal, and stakeholder needs.



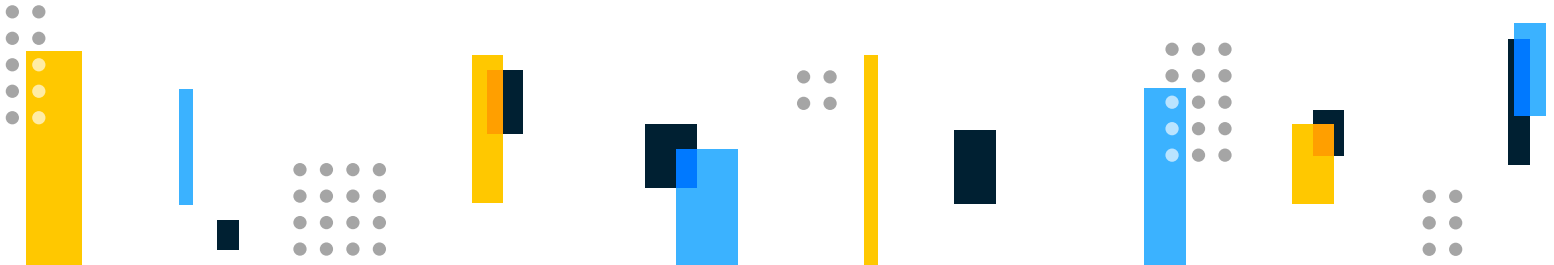
GET INVOLVED!

- Visit edmonton.ca/zoningbylawrenewal
- For ideas and feedback regarding Zoning Bylaw Renewal Initiative, please use the [General Feedback Form](#)
- Subscribe to our [newsletter](#)
- Contact us at zoningbylawrenewal@edmonton.ca



ZONING BYLAW RENEWAL INITIATIVE

Edmonton



Next Steps to Review Separation Distances for Cannabis Retail Sales

At the September 22, 2020 Public Hearing Council approved a rezoning that provided an exemption to the minimum separation distance required between cannabis stores¹ in a direct control zone in Oliver. During the discussion at the meeting, Council asked if a city wide policy to amend the separation distance between cannabis stores should be considered as part of the Zoning Bylaw Renewal Initiative based on knowledge gained since the legalization of cannabis.

The conversation of separation distances was raised again at the December 8, 2020 Public Hearing where Council approved a rezoning that modified how the separation distance requirement is measured between a cannabis store and a public library in a direct control zone in Mill Woods Town Centre. At the Public Hearing, Council passed a motion directing Administration to provide data on the separation distance requirements. This attachment provides an overview of the following:

- Current status of the separation distance requirements for cannabis stores in Zoning Bylaw 12800 and other jurisdictions, for reference
- Development Permits issued for cannabis stores
- Subdivision and Development Appeal Board decisions that approved variances to the separation distance requirements
- Impacts of the cannabis store separation distance requirements
- The monitoring Administration will undertake to help inform a review of the separation distances after the new Zoning Bylaw is implemented

Current Status

In 2018, Council approved amendments to Zoning Bylaw 12800 to include land use regulations to enable cannabis stores in advance of cannabis legalization. Currently, Zoning Bylaw 12800 requires the following separation distances for cannabis stores:

- 200 metres from another cannabis store
- 200 metres from a site of a:
 - Public library
 - Public or private education service
 - Provincial health care facility
- 100 metres from a site of a:
 - Municipal and school reserve
 - Community recreation facility
 - Public lands zoned Public Parks (AP) or Metropolitan Recreation (A)

¹ For the purposes of this attachment, Cannabis Retail Sales, as defined in Zoning Bylaw 12800, is referred to as cannabis stores.

The 200 metre separation distance required from the site of a cannabis store to the site of a public or private education service exceeds the 100 metre separation distance required by the Government of Alberta in the Alberta Gaming, Liquor & Cannabis Regulation legislation. Although zoning is typically not intended to regulate the market of specific industries, Edmonton’s separation regulations are informed by a variety of factors, including provincial cannabis regulations, public engagement and the intent to provide an evenly distributed opportunity across the city for cannabis locations.

Although Zoning Bylaw 12800 requires a minimum separation distance of 200 metres between cannabis stores, a Development Officer can exercise discretion to vary this distance by 20 metres. The 200 metre separation distance is based on public engagement feedback that indicated that large separation distances between cannabis stores is not necessary, but cannabis stores should not be clustered on the same block or at a particular intersection.

The 200 metre separation distance for cannabis stores was also informed by insights gained from other municipalities and an assessment of typical block lengths in commercial areas, most of which were found to be 200 metres. It was determined that a 200 metre separation between cannabis stores would prevent the clustering of cannabis stores in main street areas as a precautionary measure to ensure that the new industry would not be concentrated at the outset of legalization. The zoning regulations for cannabis stores were intended to provide a balanced approach to separation distances to address concerns about incompatibility of cannabis stores and places where minors gather, and the impacts of clustering cannabis stores.

In review of other larger municipalities in Alberta (with populations greater than 50,000), it was found that a number of municipalities require separation distances of varying distances between cannabis stores and between cannabis stores and schools, parks and libraries, and other land uses, as outlined in the table below.

Municipality	Separation Distance Requirements
Calgary	<ul style="list-style-type: none"> ● 300 metres from any other cannabis store ● 100 metres from site that is designated as a municipal and school reserve ● 150 metres from a site that has an emergency shelter or a school (with the exception of specific zones in regional shopping centres and the downtown) ● Must not abut a liquor store (with the exception of specific zones in regional shopping centres and the downtown)

Red Deer	<ul style="list-style-type: none"> ● Cannot be co-located with the retail sale of tobacco and/or pharmaceuticals, a drinking establishment, microbrewery or liquor, beer, and/or wine sales use ● Cannot be located adjacent or connected to a drinking establishment, microbrewery or liquor, beer, and/or wine sales use ● 100 metres away from a school as defined by the <i>School Act</i>, other than early childhood services programs or homeschool sites ● 300 metres from a: <ul style="list-style-type: none"> ○ Provincial health care facility ○ Schools operated by Red Deer Public School District, Red Deer Regional Catholic Schools, and Conseil Scolaire Centre-Nord ○ Day care facility ○ Indoor City-operated recreation facility
Lethbridge	<ul style="list-style-type: none"> ● 100 metres from a site of a: <ul style="list-style-type: none"> ○ Provincial health care facility ○ School ○ School or municipal reserve
St. Albert	<ul style="list-style-type: none"> ● 100 metres from any other cannabis store ● 100 metres from a site of a provincial health care facility ● 150 metres from a site of a elementary or secondary school ● Exemptions are provided to the distance required from a provincial health care facility and schools when the sites are separated by a major arterial roadway ● Limits variances to separation distance requirements to a maximum of 10 metres
Medicine Hat	<ul style="list-style-type: none"> ● 100 metres from a site of a: <ul style="list-style-type: none"> ○ Provincial health care facility ○ School ○ Public library ○ Recreation facility ○ School reserve or municipal reserve that has been planned for use as a future school site ○ The development authority can vary the 100 metre requirement up to 10% ● 25 metres from a site of a: <ul style="list-style-type: none"> ○ Emergency shelter ○ Addiction treatment and recovery service ○ Community health service ○ Day care facility ○ Public playground ○ The development authority can vary the 25 metre requirement up to 20%
Grande Prairie	<ul style="list-style-type: none"> ● No more than three cannabis stores can be located within 360 metre radius of each other ● 180 metres between cannabis stores in the downtown district when the stores are facing the same street ● 100 metres from a site of a: <ul style="list-style-type: none"> ○ Provincial health care facility

	<ul style="list-style-type: none"> ○ Addiction treatment facility ● 150 metres from a site of a elementary school (not applicable in the specific zones downtown) ● 300 metres from a site of a high school (not applicable in the specific zones downtown)
Airdrie	<ul style="list-style-type: none"> ● No specific separation distances noted; however, the bylaw refers to the requirements in the Alberta Gaming, Liquor & Cannabis Regulation ● Includes a specific map for where cannabis stores are permitted, discretionary and prohibited
Strathcona County	<ul style="list-style-type: none"> ● 100 metres from a site of an existing or future: <ul style="list-style-type: none"> ○ Public health care facility ○ Public or private education facility
Wood Buffalo	<ul style="list-style-type: none"> ● In the Urban Service Area - 150 metres from a site of a: <ul style="list-style-type: none"> ○ Elementary school ○ Junior high school ○ High school ○ College ○ Hospital ○ Child care facility ○ Alcohol and drug rehabilitation centre ● In the Rural Service Area and Hamlets - 100 metres from a site of a: <ul style="list-style-type: none"> ○ Elementary school ○ Junior high school ○ High school ○ Park ● The development authority can vary the separation distance of to 10% ● Cannabis stores cannot be located on a parcel abutting an existing property that is being used for a residential purpose on its main floor, but can be allowed on the main floor of a mixed-use building

Research and Monitoring

Since the legalization of cannabis in 2018, Administration has been monitoring development permit decisions for cannabis stores. In 2019, changes were made to the regulations to clarify the separation distance requirements and to provide exemptions to the separation distances for large shopping mall sites.

Administration also initiated a cannabis research project in 2019 to study the negative health or criminal outcomes associated with the clustering of cannabis stores. However, due to the COVID-19 pandemic, the research project has been put on hold indefinitely.

Complaint Data

To better understand if cannabis stores are creating impacts that generate complaints, Administration reviewed calls made to 311 regarding cannabis stores. Based on the data, there have been 12 complaints made since 2018 related to concerns of a cannabis store not having a business licence. Since 2018, there have also been 95 bylaw complaints related to cannabis, but only 13

related to cannabis retail stores. The following is a breakdown of these bylaw complaints:

- 71 were related to smoking and odours associated with cannabis, either: near an entrance of a property or business (13 - including one near a cannabis store); in a private residential property (23); in a private commercial property (12 - including three cannabis stores); in a public area (8); in a public park or parkland (19); on school grounds (1); associated with a cannabis production facility (3); or associated with a cannabis vaping accessories store (1)
- 7 included a sign for a cannabis store not having a valid permit
- 4 were related to litter from cannabis product packaging
- 1 complaint was the result of a neighbour being not in favour of a rezoning to allow for a cannabis store
- 1 included lighting associated with a cannabis store extending beyond the property

None of the complaints examined illustrate an obvious relationship with cannabis separation distance requirements. However, it should be noted that the absence of such data is not proof that separation distances are unnecessary - it is possible that the current separation distances may be contributing to the lack of complaints.

Subdivision and Development Appeal Board Decisions

Since the legalization of cannabis, 213 development permits and 108 business licences have been issued for cannabis retail stores. Of these, 33 (15%) were approved by the Subdivision and Development Appeal Board to vary the separation distance requirements for cannabis stores.

A breakdown of the decisions made by the Subdivision and Development Appeal Board related to separation distances is included in the table below.

Required a Variance to	SDAB Approved (% of total permits approved)	SDAB Refused	Discontinued / Withdrawn	SDAB Assumed No Jurisdiction
Another cannabis store	9 (4 %)	4	3	1
A site with a public library	8 (5%)	1	0	0
A site with a public or private education service	10 (5%)	2	0	0
A site that is	10	2	0	1

zoned for parkland (A or AP)	(5%)			
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Notes:

- Seven of the appeals included a combination of separation distance variance requests. For example, one application required a variance to the separation distance required from a site with a park, a site with a public or private school, and site with a public library.
- One appeal that the Subdivision and Development Appeal Board assumed no jurisdiction due to the appeal not being filed in time included a variance request to the separation distance between cannabis stores and a variance to the distance required from a site that is zoned for parkland.

Of these decisions eight approvals included variances to the separation distance required between cannabis stores in excess of 20 metres, which is beyond what the Development Officer has the authority to vary.

In cases where a variance was granted, some common themes for supporting the variance included factors relating to:

- Location - major arterial roadways would separate or create a significant barrier between the cannabis stores
- Context - the variance would not create an adverse effect in a high density neighbourhood with a diverse range of businesses
- Visibility - the sight lines between cannabis stores or between cannabis stores and a public library, school, or park not being visible from each other's location due to the siting and location of premises on their respective sites such that there would be visual separation
- Travelling distance - the travel path compared to physical distance from one location to the other would be more than 200 metres
- Lack of community objection to the proposed development

Two decisions that resulted in a refusal to vary the separation distance did consider the impact the variance would have on the diversity of businesses within the portion of the main street affected. One decision upheld the 200 metre separation distance required from a school site due to the Subdivision and Development Appeal Board determining they could not vary the separation distance to schools on the basis of jurisdiction. Four other decisions that resulted in a refusal were due to the limitations of direct control provisions, such that the variance to the provisions would not be following the direction of Council.

Impact of Cannabis Store Separation Distance Regulations

Overall, the majority of cannabis stores approved comply with the separation distances required, which has helped ensure certainty in the development permit process, an evenly distributed opportunity for cannabis store locations, and limited multiple cannabis stores occurring on the same block.

Though the majority of cannabis stores comply with the separation distance requirements, there have been some consequences of the separation distance requirements when applicants do not act on their development permits to commence operations. When this occurs, other applicants still have to maintain a 200 metre distance from an approved cannabis store regardless of whether it is in operation, and in some instances the market is constrained for a period of time. In addition, if a cannabis store does operate but then closes at a later date, the separation distance remains in effect until a subsequent development permit for that space changes to another use.

Another impact of the separation distance requirement is that neither the Development Officer nor the Subdivision and Development Appeal Board can vary the minimum separation distance requirements for cannabis stores located in direct control zones. Due to this limitation, applicants seeking to operate a cannabis store in a direct control zone that does not meet the minimum separation distance requirements must get an approval for an exemption by Council through a rezoning process.

Next Steps and Other Considerations

Although removing separation distances for cannabis stores would be consistent with the goals of the Zoning Bylaw Renewal Initiative to simplify regulations and remove barriers to economic development, regulations for cannabis stores are still fairly new. Due to the need to focus resources on the Zoning Bylaw Renewal Initiative, Administration does not propose to complete a full review and potential amendment of cannabis separation distances at this time. Such a review would be expected to generate public and stakeholder interest and require thorough engagement in addition to the research and analysis required to inform a potential policy shift.

Administration will continue to monitor the decisions related to cannabis stores over the next three years, spanning in the renewal and implementation of the new Zoning Bylaw. Once the new Zoning Bylaw is implemented, Administration will conduct a review of separation distance requirements for cannabis stores to determine whether they should be reduced or removed. This would provide a total of five years of data and allow additional time for the broad public adjustment to the legalization of cannabis.

To help determine whether or not separation distances should be reduced or removed, Administration will use a decision making framework (see Attachment 3) and will also consider the impacts related to the following:

- Provincial requirements resulting in cannabis storefront screening
- Court of Appeal cases regarding Subdivision and Development Permit decisions related to cannabis separation distances

- Provincial changes to eliminate the maximum percentage of cannabis store licences held by a single company
- The cannabis research study, provided the study recommences

If there is a desire to reduce the separation distance required between cannabis stores, the impact of the Alberta Gaming, Liquor and Cannabis Commission's requirements for cannabis products to be screened from view from outside should be given further consideration. The effect of this requirement tends to result in stores screening entire storefronts with opaque materials or other displays. This screening occurs despite crime prevention through environmental design regulations in Zoning Bylaw 12800, which are intended to enhance safety through passive surveillance, and Main Street Overlay regulations intended to support a vibrant pedestrian-oriented environment. If the separation distance requirements are relaxed there may be a cumulative impact on the streetscape and safety if there are too many opaque storefronts in one area.

Additionally, the City is currently involved in a Court of Appeal case involving three development permit decisions made by the Subdivision and Development Appeal Board, where variances were granted to the 200 metre separation distance required between cannabis stores and public libraries. The Court of Appeal decision may impact future decisions the Subdivision and Development Appeal Board makes regarding variances granted to the separation distance requirements.

Furthermore, the Government of Alberta recently amended the Gaming, Liquor and Cannabis Regulations to remove the 15 percent cap on the number of cannabis licences any one company can hold in Alberta. This change is intended to reduce red tape and is anticipated to create more competition among cannabis retailers. This change could impact the number of cannabis store applications the City sees in the future, potentially including locations in proximity to existing stores.

ZONING BYLAW RENEWAL INITIATIVE

Zoning Bylaw Renewal Report #2: Initiative Update and Next Steps

Edmonton

Analysis of Development Permit Variances 2019 Annual Report

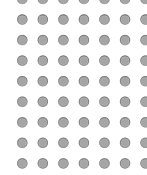
February 2, 2021
Urban Planning Committee

ZONING BYLAW RENEWAL INITIATIVE



"To develop a strategic, simplified and streamlined Zoning Bylaw to enable people, places and businesses to thrive and prosper."

WHY RENEW?



To Align with
Evolving Strategic
Policy and Directions



To Support Economic
Development and Provide
Excellent Service



To Advance
Equity

PROJECTS & GOALS

ZONING BYLAW RENEWAL INITIATIVE

NEW ZONING BYLAW



Develop a **user-friendly** Zoning Bylaw that is **aligned** with City policies and directions

REZONING



Rezone properties city-wide **to align** with the zones in the new Zoning Bylaw

TECHNOLOGY



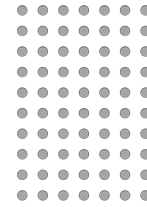
Ensure a smooth transition to a new Zoning Bylaw and new online tools (technology)

IMPLEMENTATION



Streamline & simplify Zoning Bylaw regulations and associated services and processes

HOW ARE WE GOING TO DO IT?

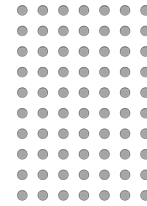


The approach includes:

- 1 New Layout and Interface
- 2 Accessible Language
- 3 Hybrid Bylaw
- 4 Fewer, More Enabling and Inclusive Zones
- 5 Broader Uses
- 6 Purposeful and Enforceable Regulations
- 7 A Zoning Bylaw for Everyone

CHOOSING *WHAT* TO REGULATE AND *WHY*

Decision Making Framework



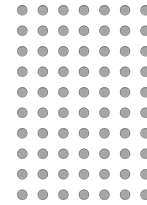
Should we regulate it?

- + Legal obligation
- + Policy alignment
- + Good planning practices/principles
- + Land use impact
- + Weighing the risks involved
- + Stakeholder and Public input
- + GBA+ & Equity impact
- + Enforceability
- + Reasonability and cost of service
- + Alternative means of regulation

If yes, then to **what degree?**

- + Health & Safety
- + Consequences
- + Reasonability
- + Improves or advances equity
- + Stakeholder and Public input
- + Predictability
- + Service Outcomes
- + Land use impact
- + City impact on local scale and city-wide scale
- + Monitoring

GBA+ & EQUITY TOOLKIT



An **opportunity** to offset the **disproportionate impacts** felt by certain segments of the population

Guidance for:

- + Acknowledging assumptions and biases at the regulation writing stage
- + Identifying social inequities and identity factors
- + Listening to community perspectives
- + Exploring equity measures

DISCUSSION PAPERS

0 PHILOSOPHY OF THE NEW ZONING BYLAW

0 AN OVERVIEW OF THE DISCUSSION PAPERS

1 NODES & CORRIDORS

5 OPEN SPACE & CIVIC SERVICES

9 OVERLAYS

2 RESIDENTIAL

6 SPECIAL AREA ZONES

10 SIGNS

3 COMMERCIAL & INDUSTRIAL

7 DIRECT CONTROL ZONES

11 CLIMATE RESILIENCE & ENERGY TRANSITION

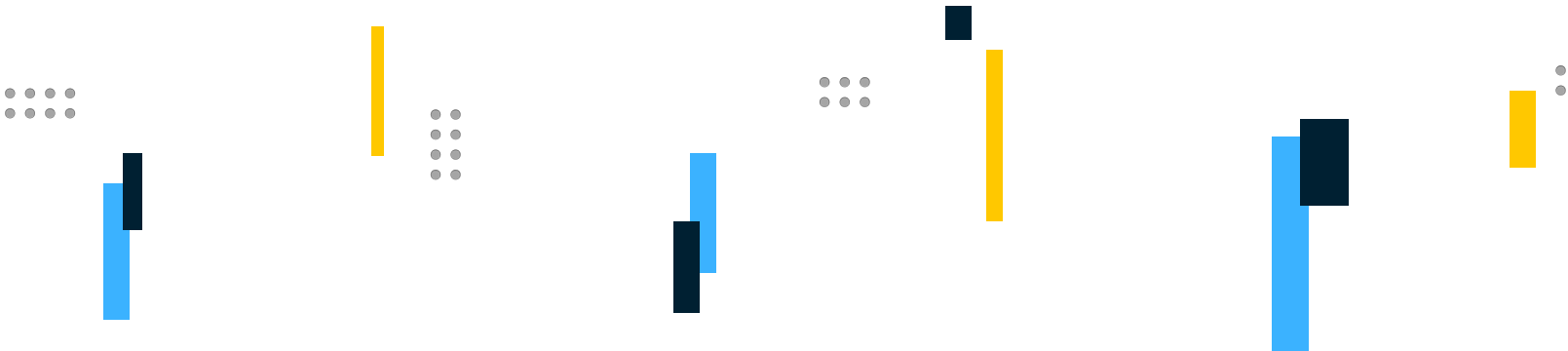
4 AGRICULTURE & RURAL

8 NOTIFICATIONS & VARIANCES

12 ECONOMY

FUTURE CONSIDERATIONS

- + Number of Zones
- + Approach to Climate Resilience & Energy Transition
- + Approach to Overlays
- + Incentive-Based Zoning
- + Use of Conditional Uses



We are here
UPC Report #2
Feb 2021

UPC
Report #3
Jun 2021

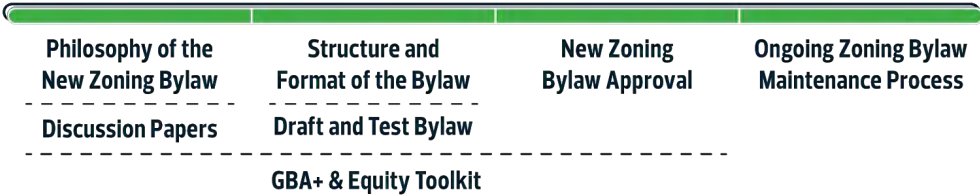
Public Hearing
Q3 2022

Effective Date
Q4 2022

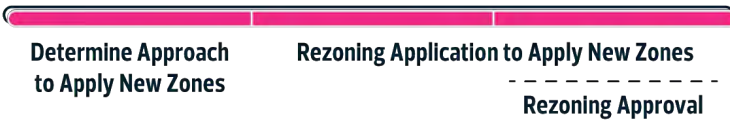
ZONING BYLAW RENEWAL INITIATIVE



NEW ZONING BYLAW



REZONING



TECHNOLOGY



IMPLEMENTATION



ONGOING COMMUNICATIONS AND PUBLIC ENGAGEMENT

Thank you! Questions?

For more info visit
edmonton.ca/ZoningBylawRenewal

ZONING BYLAW
RENEWAL INITIATIVE

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