

CITY BUILDING

# Sentiment Analysis Report: Zoning Bylaw Renewal Initiative Engagement

Phase 3: Finalize and Adopt | May 2023

[zoningbylawrenewal@edmonton.ca](mailto:zoningbylawrenewal@edmonton.ca)  
[edmonton.ca/zoningbylawrenewal](https://edmonton.ca/zoningbylawrenewal)

October 2023

SHARE YOUR VOICE  
SHAPE OUR CITY

Edmonton

## TABLE OF CONTENTS

1. Introduction	PG 3
2. Who We Heard From	PG 4
3. What We Heard	PG 5
4. How Feedback Was Sorted and Analyzed	PG 6
<a href="#">Who We Heard From</a>	PG 7
5. Emergent Themes From Public Engagement	
<a href="#">Accessibility</a>	PG 8
<a href="#">Active Modes</a>	PG 10
<a href="#">Affordability</a>	PG 12
<a href="#">Building Design</a>	PG 14
<a href="#">Building Height and Scale</a>	PG 17
<a href="#">City-Wide Rezoning</a>	PG 20
<a href="#">Climate Change</a>	PG 22
<a href="#">Community Safety</a>	PG 24
<a href="#">Compatibility of Uses</a>	PG 25
<a href="#">Comprehension</a>	PG 27
<a href="#">Construction Issues</a>	PG 29
<a href="#">Density</a>	PG 30
<a href="#">Development Notifications</a>	PG 33
<a href="#">District Planning</a>	PG 35
<a href="#">Housing Diversity</a>	PG 36
<a href="#">Implementation, Process, and Technology</a>	PG 38
<a href="#">Infrastructure Capacity</a>	PG 40
<a href="#">Landscaping</a>	PG 42
<a href="#">Neighbourhood Character and Heritage</a>	PG 46
<a href="#">Nuisance from Sites</a>	PG 48
<a href="#">Privacy</a>	PG 50
<a href="#">Public Engagement</a>	PG 51
<a href="#">Regulations for Uses</a>	PG 53
<a href="#">Regulatory Inconsistency</a>	PG 55
<a href="#">Separation Distance</a>	PG 57
<a href="#">Services in Neighbourhoods</a>	PG 59
<a href="#">Setbacks</a>	PG 61
<a href="#">Site Dimensions and Coverage</a>	PG 64
<a href="#">Sun Access</a>	PG 66
<a href="#">Taxation</a>	PG 68
<a href="#">Traffic</a>	PG 69
<a href="#">Vehicle Access and Parking</a>	PG 71

## INTRODUCTION

This report provides a sentiment analysis of feedback received through public engagement activities that took place from May 1 to May 31, 2023 for Phase 3 of the Zoning Bylaw Renewal Initiative: Finalize and Adopt. During this period Edmontonians were invited to provide their feedback to help refine the [draft Zoning Bylaw](#) and the “Know Your Zone” Rezoning Map Edmontonians were also invited to provide their feedback on the [Overview of the New Zoning Bylaw](#) - a summary of proposed zones and important sections of the draft bylaw. Sections of the draft Zoning Bylaw (including Special Area Zones and some administrative sections of the bylaw) that were still under development in September 2022 and were not included as a part of Phase 2 Engagement, were released for feedback in May 2023.

Sentiment analysis was used to identify how Edmontonians felt about the changes proposed through the draft Zoning Bylaw. This report is intended to supplement the [Phase 3 What We Heard Report](#), which provides additional context and background to the topics highlighted on the following pages. Reviewing the Phase 3 What We Heard Report in advance of reviewing the Sentiment Analysis is recommended.

## WHO WE HEARD FROM

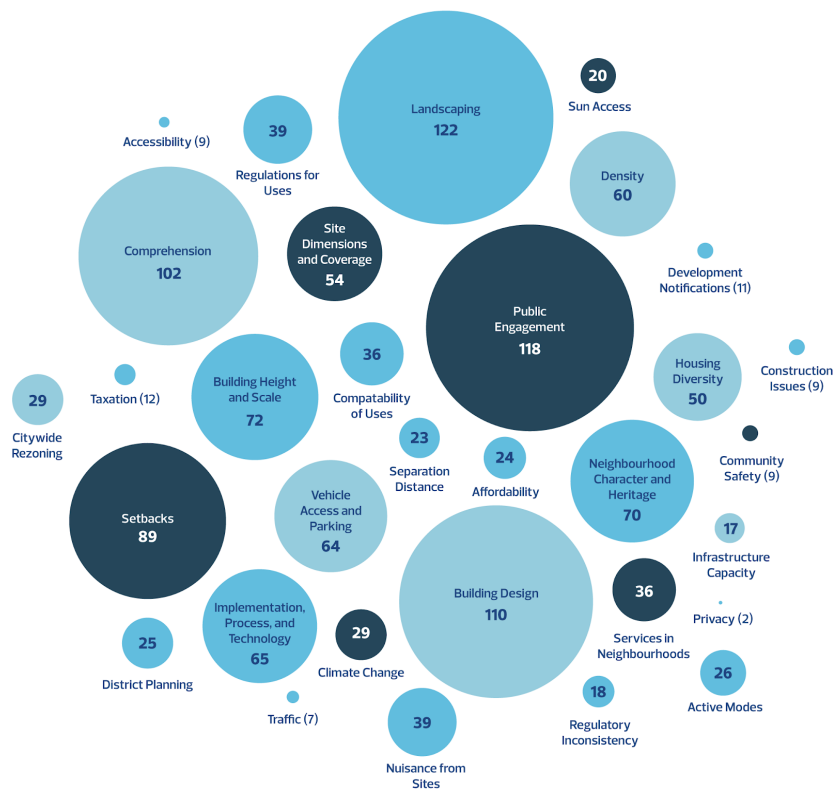
During This phase of engagement the City heard from a wide variety of stakeholders. This list included residents, community league representatives, non-profit organizations, school boards and other public agencies, business operators and owners, business improvement area representatives, development industry representatives and consultants, developers and builders, as well as regional partners.

- + The City engaged with specialized stakeholders through regular check-in meetings and presentations with the following groups:
  - + Business Improvement Areas
  - + Canadian Home Builders' Association - Edmonton Region (CHBA-ER)
  - + Commercial Real Estate Development Association (NAIOP)
  - + Edmonton Federation of Community Leagues (EFCL)
  - + Infill Development in Edmonton Association (IDEA)
  - + Urban Development Institute - Edmonton Metro (UDI-EM)
  
- + To accommodate requests received in the final weeks of May, the project team held a few "Chat with a Planner" meetings in the first two weeks of June with:
  - + MacEwan University
  - + Development industry representatives
  - + Property owners and residents
  - + Edmonton Public School Board

## WHAT WE HEARD

Overall, the City received more than **1,400 comments** through engagement events, online feedback platforms, and activities that took place over the May engagement period. Feedback was categorized by stakeholder type and sorted into **32 themes**, which were analyzed using a **digital sentiment analysis tool** that identified how participants felt (sentiment) about each theme. These themes are broken-down in this report to highlight the different perspectives brought forward by different members of the public.

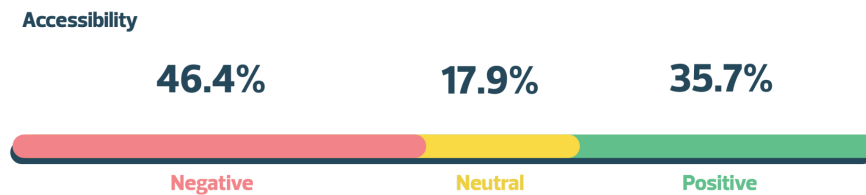
The 33 themes reflect public sentiment on various subject areas that were captured through May 2023 public engagement activities. These themes were carried forward from the [Phase 2 What We Heard Report](#). While most themes remained consistent with the themes presented in the Phase 2 What We Heard report, some were adjusted for clarity, consolidated to prevent overlap between discussion points, or separated into new themes to better reflect feedback received throughout May 2023 engagement activities. The diagram below highlights the revised themes and the number of comments received for each of the 34 themes.



## HOW FEEDBACK WAS SORTED AND ANALYZED

The following provides an overview of how the feedback for each theme was analyzed and is organized on the following pages.

- + **Number of Comments:** The number of comments received on each theme has been placed in brackets behind the title of each theme.
- + **Definition:** A description of each theme is provided for clarity. The definitions provided guidance in grouping similar comments.
- + **Summary:** A brief summary statement highlights key aspects of the comments for each theme. The summary reflects feedback received from all stakeholders.
- + **Overall Sentiment:** A bar chart identifies the overall sentiment of comments for each theme. A sentiment analysis tool was used to analyze the comments. This provides a snapshot of how people feel about each theme. The bar charts identify the percentages of comments that are positive (green), neutral (yellow) and negative (red). The percentages are based on the total number of comments received from all stakeholders for each theme. For example, below is the overall sentiment bar chart for the Accessibility theme which has 35.7% positive comments, 17.9% neutral comments and 46.4% negative comments.



*Example of the Accessibility theme Overall Sentiment bar chart*

## WHO WE HEARD FROM

This report reflects comments provided by all engagement participants, however, it also provides highlights from participants who identified themselves as one of the following stakeholder types:

- + Residents (property owners and renters)
- + Community league representatives (residents involved in community leagues)
- + Industry representatives (developers, builders and consultants)

## ACCESSIBILITY (9 comments)

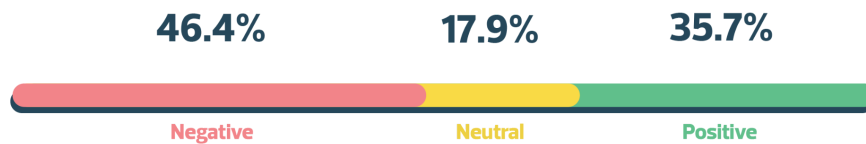
**DEFINITION:** Comments that primarily discuss the accessibility of development, such as barrier-free design, which strives to make the built environment accessible and usable by all persons.

### SUMMARY:

The majority of respondents noted a greater need for accessibility. Some themes identified include accessibility beyond the home, accessibility considerations in multi-unit housing, accessibility for an aging population, and barrier free design.

### OVERALL SENTIMENT:

#### Accessibility



### WHO WE HEARD FROM:

#### RESIDENTS

- Three-storey "skinny homes" with no elevator or stair lift may not be a suitable housing option for someone who is aging.
- Accessibility is hard to implement beyond the home. There should be consideration for how to make communities more accessible.
- Request for a minimum accessibility mandate where 50% of main-floor units in multi-unit housing are required to be fully wheelchair accessible.
- Residents asked whether multi-storey buildings will be required to have an elevator or accessibility options.
- There is a need for automatic doors in mid-rise apartment complexes.
- Perspective that barrier-free design should be required and not used as an incentive for an increased building size.
- Suggestion that barrier-free design benefits everyone and does not have to be more expensive. Housing and neighbourhood design needs to be inclusive of all abilities.

*"Moving into a 3 storey skinny with no elevator or stair lift is not possible for someone who's aging and wants a forever home."*



#### COMMUNITY LEAGUE REPRESENTATIVES

- Suggestion that the additional floor area associated with inclusivity bonuses is more than enough for inclusive design in common areas and to pay for the additional expenses of inclusive design in the majority of units.

#### INDUSTRY REPRESENTATIVES

- Request that doors that are not needed for access (such as closet doors) should not be required to meet the minimum 0.9 m path of travel requirement.

## ACTIVE MODES (26 comments)

**DEFINITION:** Comments that discuss the draft Zoning Bylaws' relation to active transportation modes, including walking, rolling, and biking. This theme includes comments promoting mode shift and safety for active mode users.

### SUMMARY:

Respondents noted that bike parking and bike theft are factors that contribute to the feasibility of bicycle transportation. Support was noted for improving walkability.

### OVERALL SENTIMENT:

#### Active Modes

50.6%

15.7%

33.7%



### WHO WE HEARD FROM:

#### RESIDENTS

*"It's very exciting to see our city moving in such a positive, sustainable direction."*

*"To make biking a truly useful mode of transportation, the city does need to deal with the rampant theft of bikes. Bike storage facilities would certainly help with that."*

- It is common for people to bike for fun or fitness, however, many people will not bike to work or to shop given the risks of theft. Suggestions that bike storage facilities can help address theft issues.
- Support for limiting the amount of vertical bike storage that may be provided as they can be challenging for individuals with large e-bikes.
- Suggestion that new development with more than 10 bike spaces should have a requirement for the bicycle parking to be under a roof or awning.
- Request to require indoor bicycle storage facilities for multi-unit housing.
- Vehicle transportation has high costs for all residents including a large allocation of street space, and impacts to pedestrian safety and quality of life.
- Preference to not build anything that encourages car use.

- Concern that car dependent housing is enabled by the draft bylaw during a climate emergency and that urban sprawl is still being perpetuated.

#### COMMUNITY LEAGUE REPRESENTATIVES

- Support for bike storage and encouraging transit use.

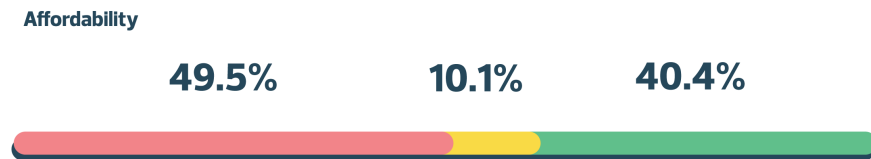
## AFFORDABILITY (24 comments)

**DEFINITION:** Comments about the impacts of densification and infill on market and non-market housing, supply, choice, and affordability.

### SUMMARY:

Many respondents expressed concern related to the affordability of infill housing and advocated for greater affordability of infill housing in mature neighbourhoods. Opinions were mixed about how the City can support housing affordability and whether or not the proposed Zoning Bylaw changes are doing enough to meet Edmonton’s housing needs.

### OVERALL SENTIMENT:



### WHO WE HEARD FROM:

#### RESIDENTS

- Concern that subdividing lots and creating multi-unit housing is not making living centrally more affordable or accessible.
- Concerns related to the impacts of densification on property values.
- Support for increasing density in mature neighbourhoods given that single family homes in these areas are unaffordable to most. Consideration needs to be given to the housing needs of future residents, not only existing property owners.
- Concern that we are in a housing affordability crisis and need to provide more housing choices.
- Concern over the lack of inclusionary zoning to support individuals in core housing need and lack of incentives for affordable housing.
- Perspective that an incremental approach should be taken to Zoning Bylaw Renewal so that market affordable, non-subsidized rental housing is provided first in neighbourhoods with the greatest need for revitalization.

*"We are in a climate and affordability crisis. We need more density housing choices, neighborhood amenities, and more transportation options."*

- Concern that there is little precedent for the proposed zoning changes and that the impacts haven't been thoroughly tested to determine if they'll result in more affordability.
- Concern that increased housing supply does not necessarily lead to affordability.
- Concern that infill replaces affordable older homes with costly new homes.
- Concern that efforts are not being made to ensure residents won't be displaced into areas with cheaper housing.
- Concern that infill in mature neighbourhoods mostly consists of skinny houses which are perceived as being unaffordable and do not achieve housing diversity in neighbourhoods.
- Concern that infill in mature neighbourhoods is more geared toward developer profit and increased property taxes for the City than providing affordable housing options.
- Concern that garage suites are not affordable to build.

#### COMMUNITY LEAGUE REPRESENTATIVES

- In addition to a diversity of housing types, there must also be a diversity of dwelling sizes and affordability to ensure that housing and transportation costs do not exceed 35% of household expenditure.

#### INDUSTRY REPRESENTATIVES

- The City needs to be clear and accountable on how the Zoning Bylaw will fill the impending shortage of 25,000 market affordable rental units (as per the City of Edmonton Housing Needs Assessment - August 2022).

## BUILDING DESIGN (110 Comments)

**DEFINITION:** Comments related to building design and architecture, including comments regarding building articulation, stepbacks for tall buildings, window placement, rooftop terraces, how accessory buildings (e.g. garages) are orientated on a site, colour, design elements such as front porches, and the City's ability to support good design.

### SUMMARY:

Respondents noted strong preferences for attached garages in developing areas, whereas preferences were split between opposition and support for rear attached garages in redeveloping areas. Many comments noted concerns with the design of infill housing and the potential effects on adjacent neighbours. Issues were raised about the clarity and ability to effectively implement design regulations.

### OVERALL SENTIMENT:

#### Building Design

36.6%

22.5%

40.9%



### WHO WE HEARD FROM:

#### RESIDENTS

- Incentivize developments that provide building design techniques to enhance the aesthetics of the development. This may help attract new businesses and residents.
- New development should respect the existing pattern of development.
- Strong support from some residents for allowing attached garages (front or rear) in all neighbourhoods.
- Support for attached garages to improve accessibility (especially in winter months) and to support 'aging in place'.
- Recommendation that building lengths should not exceed 40% of the site depth, or 20.0 m, whichever is less.

*"Allow attached garages in mature neighborhoods."*

*“Buildings should be aligned and green areas should be aligned to respect the existing pattern of development.”*

- Concerns that long building lengths and limited separation between buildings creates a massing effect that blocks views and creates excessive shadowing and overlook.
- Emphasis on maintaining the character of mature neighbourhoods, including support for maintaining regulations within the Mature Neighbourhood Overlay.<sup>1</sup>

### COMMUNITY LEAGUE REPRESENTATIVES

- Support for allowing attached garages to ensure accessibility for people with mobility issues, including rear-attached garages with a breezeway.
- Concerns that rear attached garages negatively impact the perception of massing, and shadowing.
- Preference to not allow rear attached garages in areas where they are not currently allowed under Zoning Bylaw 12800, especially in mature neighbourhoods.

### INDUSTRY REPRESENTATIVES

- Concern that additional design features may add cost to development and lengthen approval timelines as they are subject to interpretation by the Development Planner.
- Concern regarding subjectivity and consistency of the Development Planner’s decisions between applications.
- Need for greater clarity on the definition of a main street and design requirements for main streets as the Main Streets Overlay<sup>2</sup> is proposed to be retired.
- More consideration is needed to ensure that design requirements for backyard suites are not overly restrictive.
- Allow for more design flexibility for exterior facades and to accommodate the logistical requirements of sites in commercial zones (e.g. loading).

<sup>1</sup> The Mature Neighbourhood Overlay (MNO) in Zoning Bylaw 12800 is a set of additional regulations intended to regulate residential development in Edmonton’s mature neighbourhoods by supporting contextual and pedestrian-oriented design.

<sup>2</sup> The Main Streets Overlay (MSO) in Zoning Bylaw 12800 is a set of additional regulations intended to guide development in Edmonton’s main-street style commercial areas and support a more pedestrian-oriented built form.

- Suggestion to allow the Development Planner to exercise discretion regarding which buildings are required to provide individual ground floor accesses in the (RM) Medium Scale Residential Zone.
- Perspective that the regulated maximum width for front attached garages in the (RS) Small Scale Residential Zone (60% of the front building wall) will inadvertently make double car garages impossible on many lots. Recommendation to increase the maximum to 70% of the front building wall.
- Suggestion that rear attached garages should not be permitted, with the exception of rear attached garages with a one-storey breezeway connection to the principal building.
- Support for permitting rear attached garages in the (RS) Small Scale Residential Zone because they add privacy to backyards.



## BUILDING HEIGHT & SCALE (72 Comments)

**DEFINITION:** Comments related to building height and building scale (i.e. the overall size of a building).

### SUMMARY:

Many respondents noted concerns with allowing increased height in traditionally low-density residential neighbourhoods, noting issues like limited sun access and shadowing impacts. Some respondents identified concerns that increased height may not contribute to housing affordability and density. Some respondents supported the proposed maximum height in residential zones to provide greater flexibility in housing forms and configurations. Some respondents recommended further increases to the proposed maximum height while others recommended decreases.

### OVERALL SENTIMENT:

#### Building Height and Scale

41.1%

15.7%

43.2%



### WHO WE HEARD FROM:

#### RESIDENTS

- Clarification is needed regarding how increased heights in residential areas will help with affordability and densification.
- Concern that increased heights in residential areas will result in taller single detached homes that do not contribute to increased density and are less affordable than existing homes.
- Concerns that increased heights will enable multi-unit housing with units that are less affordable than existing homes (either to own or rent).
- Support for additional height as a way to make better use of smaller sites, and to enable higher ceilings and more light inside of homes.

*"3 storeys is too high.  
Detrimental to sunlight,  
gardens and solar panels."*

*“Fully supportive of additional height for homes as it provides opportunities for better use of smaller sites.”*

- Support for increasing height in the (RS) Small Scale Residential Zone to 10.5 m to allow for thicker roof insulation which will increase energy efficiency.
- Perspective that the proposed height regulations will help timelines, efficiency, and reduce the amount of bureaucracy in approving taller buildings in residential contexts.
- A height of 10.5 m is too tall for residential development in mature neighbourhoods. Context should be considered before approving height in these areas.
- Recommendation to decrease the proposed maximum height to 8.9 m in redeveloping areas and 10.0 m in developing areas.
- Whether a certain height is appropriate will change based on if the proposed building is along a corridor or within a node versus in the middle of a low density neighbourhood.
- Clarification is required on whether a three-storey apartment building can be built next to a single detached home in a mature neighbourhood.
- Concern that three-storey buildings will be detrimental to sunlight, gardens, and solar panels on neighbouring properties.
- Three-storeys is not excessive and has already been happening in neighbourhoods for years.
- Concerns related to shadowing can be addressed through setbacks.
- Shorter buildings use less energy to build and heat and will be less likely to shadow neighbouring solar panels.
- Suggestion to have a designated maximum building envelope of 25% of site depth for backyard housing to ensure rear yard building alignment along the block.
- Concern that eight-storey infill apartments will be built under the (RM) Medium Scale Residential Zone next to bungalows in the (RS) Small Scale Residential Zone. Suggestion to implement a minimum site size and minimum 6.0 m front and side setbacks for eight-storey buildings under the RM Zone.

### COMMUNITY LEAGUE REPRESENTATIVES

- Support for the proposed 10.5 m height (proposed in the RS Zone) as it provides greater design flexibility and enables rooftop patios and three-storey development.
- Concern that a three-storey building height of 12.0 m (proposed in the RSF Zone) is not compatible with the effort to reduce energy requirements and carbon emissions. Three-storey buildings can be built within a height of 10.5 m and have less impact on the environment.
- Limiting ceiling height would help reduce carbon emissions by lowering energy needed to cool or heat buildings.
- Suggestion to increase maximum upper floor area to 85.0 m<sup>2</sup> for backyard housing on large lots.
- Concerns that building length can negatively impact the perception of massing, as well as overlook and shadowing of backyards and landscaped spaces.

### INDUSTRY REPRESENTATIVES

- Suggestion to increase maximum height from 10.5 m (in the RS Zone) and permit three-storey buildings with a height between 11.0 m - 12.0 m to allow for different types of roof structures (e.g. sloped roof).
- Concern that a maximum height of 6.8 m for garden suites would be challenging. Suggestion to increase the maximum height of garden suites to 7.5 m.
- Concern that the proposed 25.0 m tower separation (in large-scale zones) is punitive and would be challenging to achieve on sites appropriate for towers.
- Suggestion to increase the maximum height of accessory buildings from 4.3 m to 5.5 m.
- Opinion that design regulations for tall buildings will limit rather than enhance good design.
- Clarification is required to determine whether stacked 'fourplexes' or 'sixplexes' (i.e. multi-unit housing) are possible given the three storey height regulation.
- Concern that the new zones do not accommodate townhouse units with widths of 11.0 ft to 12.0 ft.

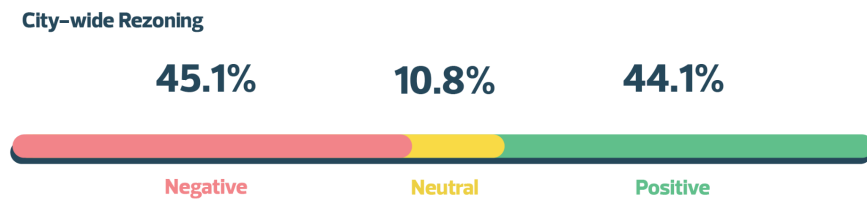
## CITY-WIDE REZONING (29 comments)

**DEFINITION:** Comments that discuss the city-wide rezoning process and criteria.

### SUMMARY:

Many respondents noted concerns related to potential decreased property values and unwanted infill as a result of the updated Zoning Bylaw. These comments also highlighted concerns that the city-wide rezoning process will result in unexpected changes to the development rights of property owners.

### OVERALL SENTIMENT:



### WHO WE HEARD FROM:

#### RESIDENTS

- Clarification is needed regarding the interplay between the Zoning Bylaw and draft District Plans. The location and intent of some zones does not align with the land use vision established in the draft District Plans.
- Concern that residents will move to the suburbs to ensure that their property values are secure given the potential for infill to occur adjacent to their existing homes as a result of city-wide rezoning.

#### COMMUNITY LEAGUE REPRESENTATIVES

- Clarification is needed on whether the city-wide rezoning will require notification and consultation with neighbours and a Public Hearing before approval.

### INDUSTRY REPRESENTATIVES

- Concern that the development rights held under the (CB1) Low Intensity Business Zone will be impacted when rezoned to the (CN) Neighbourhood Commercial Zone. Specifically, concerns related to the maximum site area decreasing and the potential for this change to preclude development on larger sites.
- Concern that all (RF6) Medium Density Multiple Family and (RA7) Low Rise Apartment Zones will be designated as (RM) Medium Scale Residential Zone, potentially eliminating the opportunity for basic townhomes.
- Clarification is required regarding whether the (RA9) High Rise Apartment Zone will be rezoned to the (RL) Large Scale Residential Zone, and which sites will have a height modifier of h.50 or h.65.
- Suggestion that the City should employ an incremental approach to the implementing Zoning Bylaw starting with rezoning neighbourhoods that need the most revitalization.
- Suggestion that the Zoning Bylaw Renewal Initiative could do more harm than good if the city-wide rezoning is not informed by discussion and analysis.

## CLIMATE CHANGE (29 comments)

**DEFINITION:** Comments that discuss the draft Zoning Bylaw and climate change considerations or impacts, including comments related to solar energy.

### SUMMARY:

The majority of respondents advocated for greater consideration of climate resilience in the Zoning Bylaw. Comments recommended ways in which the Zoning Bylaw could address climate resiliency including considerations related to landscaping, solar energy, the development approval processes, design impacts, and low impact development.

### OVERALL SENTIMENT:

Climate Change

21.3%

15.7%

63.0%



### WHO WE HEARD FROM:

#### RESIDENTS

*"Include incentives to reuse materials, repurpose and retrofit existing buildings as is being done in Calgary to increase density."*

- Concern that the Zoning Bylaw will result in fewer trees and less green space in residential neighbourhoods.
- Indication that there is a need for the City to conduct an assessment of future energy consumption.
- Desire for the Zoning Bylaw to make provisions for solar readiness by requiring roofs to slope south to accommodate solar panels.
- Suggestion for new high rise development<sup>3</sup> to incorporate solar panels.

*"We need more consideration of mature trees in our city. They are our greatest weapon in fighting climate change."*

#### COMMUNITY LEAGUE REPRESENTATIVES

- Concern that the Zoning Bylaw will allow developments to cover too much site area, limiting the amount of green space for trees, and contribute to heat island effect and flooding.

<sup>3</sup> High rise development is defined as development that is 9 or more storeys in height.

- Suggestions that Development Planners should consider how the site contributes toward achieving climate resilience when processing variance requests.
- Suggestion for design regulations to include requirements to reduce energy use, operational carbon emissions, and embodied carbon factors in building materials.
- Climate change mitigation must be better addressed in the Zoning Bylaw.
- Suggestions for the Zoning Bylaw to include regulations related to electric vehicle readiness and solar readiness.
- Suggestion to establish an environmental benefits schedule and landscaping requirements for developments to provide low impact development features to maximize the use of green infrastructure.

#### INDUSTRY REPRESENTATIVES

- Concerns about limited amount of green space available in new developments for private trees.

## COMMUNITY SAFETY (9 comments)

**DEFINITION:** Comments relating to safety.

### SUMMARY:

Comments related to a broad range of safety concerns including fire safety and crime prevention. While some respondents provided support for existing safety-related regulations, the majority of respondents advocated for greater safety considerations.

### OVERALL SENTIMENT:

Community Safety

50.0%

9.1%

40.9%



### WHO WE HEARD FROM:

#### RESIDENTS

- Concern that high density, central neighbourhoods will see increases in house flipping, crime, and vacancy.
- Preference that “Year-round Shelters” should not be allowed in the (RS) Small Scale Residential Zone due to the potential impacts of crime, “social disorder”, drug use, loss of employment, and the value and enjoyment of nearby properties.
- Argument that liquor stores, nightclubs, recycling depots, and cannabis stores should always be required to submit a crime prevention through environmental design (CPTED) assessment.
- Support for how the Zoning Bylaw Renewal Initiative will bring more eyes to the street and make neighbourhoods more safe.
- Concern regarding fire safety implications of buildings being very close together.
- Support for ensuring safe separation distances between dwellings.



## COMPATIBILITY OF USES (36 comments)

**DEFINITION:** Comments related to the compatibility or impact between different land uses in the draft Zoning Bylaw or the appropriateness of uses in certain zones.

### SUMMARY:

The majority of comments were related to the compatibility of uses in residential zones. Uses that were perceived as compatible with residential uses included parks, small scale commercial uses, and food and drink services. Uses such as cannabis retail sales, body rubs, and nightclubs were perceived as incompatible with residential development. Increased traffic and on-street parking demands, security, property values and noise were highlighted as potential impacts of allowing a mix of uses in residential areas.

### OVERALL SENTIMENT:

#### Compatibility of Uses



### WHO WE HEARD FROM:

#### RESIDENTS

- Concerns regarding impacts of allowing a variety of non-residential uses into residential zones such as increased on-street parking demand, security, and crime.
- Suggestion that animal hospitals and clinics should be more accessible to residential and mixed-use areas similar to other health services.
- Some respondents recognized that allowing a small variety of non-residential uses in residential zones is essential to support increased density and expressed support for neighbourhood mixed-use developments.

- Some respondents noted that multi-unit residential buildings are not a compatible form of development next to existing single detached homes. Concerns were raised about negative impacts to property values, increased noise and on-street parking demand.
- Suggestion to allow mid-block parks.
- Support for commercial businesses that help create destinations and encourage walking in residential areas such as hairdressers, small restaurants, dry cleaners, coffee shops, small pubs, and convenience stores.
- Suggestion that overdose prevention services are not compatible with residential uses.

#### COMMUNITY LEAGUE REPRESENTATIVES

- Preference for the body rub use to be removed from the neighbourhood commercial and mixed use zones because of their perceived incompatibility with residential uses.

#### INDUSTRY REPRESENTATIVES

- Consider adding food and drink services as a commercial use in the (HDR) High Density Residential Zone to enable more access to food.
- Consider allowing Indoor Self Storage in the Edmonton Energy and Technology Park zones to act as a transitional use prior to further development in these areas.

## COMPREHENSION (102 comments)

**DEFINITION:** Comments related to the clarity and ease of interpreting the proposed Zoning Bylaw regulations. This included feedback on word choice and interpretation of definitions or regulations, as well as questions on the intent or impact of proposed regulations.

### SUMMARY:

Respondents identified a range of comprehension issues related to the interpretation of definitions and development regulations, including regulations for building design, height, parking, and Direct Control Zones. Respondents also identified difficulties when navigating the bylaw. Many comments noted that more explicit language regarding what can and cannot be developed in zones is needed.

### OVERALL SENTIMENT:

Comprehension

59.4%

16.4%

24.2%



### WHO WE HEARD FROM:

#### RESIDENTS

- Clarification is needed on whether semi-detached dwellings with symmetrical front facades are permitted.
- Changes to definitions have not provided additional clarity for the definition of “dwelling”. Suggestion to change definition to the previous version.
- Clarification as to whether the health services use includes overdose prevention services
- Clarification is needed for what is considered a “corner lot”.
- Clarification needed as to how updates to a height modifier will be made; specifically whether a rezoning is required or whether the Development Planner will be able to grant a variance

- Clarification needed as to whether multi-unit residential buildings with eight units or more are only permitted on corner lots.
- Concern that the numbering system is difficult to follow.
- Clarification is needed whether trailers, camper van conversions, or tent trailers can be parked in front driveways year round.
- Clarification is needed regarding which regulations from the Mature Neighbourhood Overlay have been incorporated into the Zoning Bylaw.

#### COMMUNITY LEAGUE REPRESENTATIVES

- Clarification is required regarding what consists of the “front facade”.
- Clarification is needed regarding how the parking of recreational vehicles will be regulated.

#### INDUSTRY REPRESENTATIVES

- Clarification is required for how building length will be measured, suggestion that a diagram would be helpful.
- Clarification is needed for how front garage doors will be measured and regulated versus front garage walls.
- Clarification is needed regarding how variances will be treated after updates to the Zoning Bylaw are completed.
- Clarification is needed on whether the administrative sections of the new Zoning Bylaw will apply to existing Direct Control Zones.
- Clarification is needed on whether multi-unit housing will require an individual door facing the street for each dwelling on the main floor in addition to a main entrance facing the street.
- Recommendation to define “site” and “lot” more clearly.
- Clarification is required for what is considered a “front building wall”.

## CONSTRUCTION ISSUES (9 comments)

**DEFINITION:** Comments that discuss the impacts of construction on nearby properties.

### SUMMARY:

Several respondents noted concerns related to infill development such as potential issues arising from improper grading, drainage, and excavation. Concerns regarding noise impacts and respect for existing residents during the construction process were also noted.

### OVERALL SENTIMENT:

#### Construction Issues

47.0%

11.8%

41.2%



### WHO WE HEARD FROM:

#### Residents

- Concern regarding potential damage to neighbouring properties during infill construction.
- Concern related to the noise and neighbourhood disruption created by construction.
- Consideration should be given to the effects of construction such as fire risk, the effect on mature trees, parking, and traffic increases.
- Highlighted the importance of a Private Tree Protection Bylaw to include above and below ground protection from nearby construction to mitigate ground compaction, structural or root system damage.

### COMMUNITY LEAGUE REPRESENTATIVES

- Concern regarding the proposed 1.2 m interior side setback in infill contexts and the associated risks related to the excavation process. Issues related to improper excavation are a frequent problem for neighbours abutting construction sites.

## DENSITY (60 comments)

**DEFINITION:** Comments related to the density (i.e. the number of residential dwelling units on a single site) and the shift to densification of neighbourhoods more broadly.

**SUMMARY:** Many respondents were in support of increased density. Comments in support of density noted factors such as affordability, business and neighbourhood vitality and transit ridership. Many respondents expressed concerns of added density in specific contexts, including mature neighbourhoods and traditionally low-density neighbourhoods. Concerns with added density included potential impacts on existing infrastructure and services (water, sanitary, and power) and property values.

### OVERALL SENTIMENT:

Density

34.8%

21.7%

43.5%



### WHO WE HEARD FROM:

#### RESIDENTS

*"Excited to see more development in this wonderful city!"*

- Perspective that densification is necessary to ensure that home prices are affordable for future generations who will live in Edmonton.
- Support for increased density because it will support use of public transit.
- Support for density in mature neighbourhoods as it makes for a more livable city and promotes the viability of local businesses.
- Support for multi-unit housing with eight units in the (RS) Small Scale Residential Zone because they would allow residents to 'age in place'.
- Concerns regarding potential negative impacts to property values as a result of densification.
- Concern that densification will result in the loss of mature trees.

*"I am currently in Europe for the year, and I can see firsthand how increasing density in attractive areas not only betters the community with more participants but also creates environments where people wish to be!"*

*"We need to encourage more density around existing and future LRT stations."*

- Perspective that higher density brings more pollution and crime and that Edmonton is past the point of moving away from being a car dependent city.
- Densification needs to be undertaken carefully and should prioritize environmental considerations.
- Preference to increase density around existing and future LRT stations.
- Concern that there has not been enough consideration given to the effect of increased density on existing infrastructure and emergency and public services.
- Argument that preserving neighbourhood character is not a good enough reason to prevent development.
- Concern that multi-unit housing with eight units on one lot is too big an increase in density. Preference to allow for buildings with up to four units and reevaluate the need for greater density after five years.
- Suggestion that there should be a limitation on the number of eight unit buildings developed on one street to mitigate impacts such as increased demand for on-street parking.
- Support for increased density in specific areas such as Downtown and Strathcona.

#### COMMUNITY LEAGUE REPRESENTATIVES

- Concern that increased density will lead to reduced space for trees and outdoor amenity areas.

#### INDUSTRY REPRESENTATIVES

- Concern that minimum density of 60 units per hectare in the (RM) Medium Scale Residential Zone will limit the ability for developers to build row housing, particularly on irregularly shaped lots.
- Suggestion to reduce the density to 50-55 units per hectare (in the RM Zone).
- Preference to include secondary suites and garage suites to be counted for minimum densities.
- Minimum densities are hard to meet for sites that are not perfect rectangles.

- Support for limiting the total number of dwellings based on site area. Suggestion that 75.0 m<sup>2</sup> is low and that increasing the minimum site area per dwelling to 100.0 m<sup>2</sup> or 125.0 m<sup>2</sup> may be more appropriate.
- Preference to not have a regulation for maximum number of units on interior lots, citing that developers need flexibility on unit counts to make infill projects viable.
- Suggestion that the (RSM) Small-Medium Scale Transition Residential Zone density requirements should be removed.



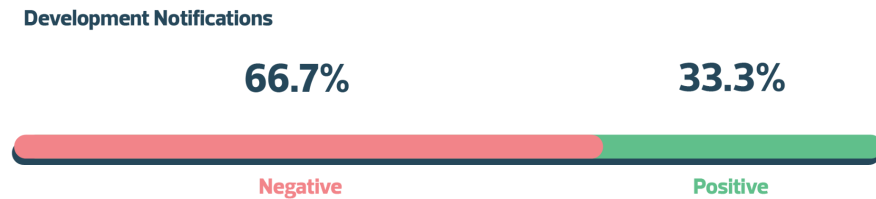
## DEVELOPMENT NOTIFICATIONS (11 comments)

**DEFINITION:** Comments related to changes to development permit notifications.

### SUMMARY:

The majority of respondents note the importance of maintaining or enhancing notification requirements for development permits. Comments highlight the need for notification for demolitions, home based businesses, and backyard housing.

### OVERALL SENTIMENT:



### WHO WE HEARD FROM:

#### RESIDENTS

*“Concern that we are removing a method of communication that helps make residents aware of demolition.”*

- Clarification is needed regarding what types of development notifications are currently being sent to property owners and what changes are proposed.
- Concern that the requirement for mailed notifications to neighbouring property owners notifying them of a demolition in mature neighbourhoods is being removed.
- Concern that development permit notification signs will be put up just prior to demolition - notion that there is not adequate time for residents to prepare for the potential impacts of demolition.
- Suggestion that neighbouring properties should be informed when a developer or owner applies for a garage or backyard housing.
- Suggestion that neighbours of a home based business be notified by the City and offered the opportunity to provide feedback on the proposed development prior to the development permit being issued.
- Perspective that sometimes Development Planners do not fully understand the nature of proposed home based businesses and potential impacts on neighbouring properties.

- Suggestion that notification of developments that propose to change the “existing nature of a neighbourhood” should be sent to residents before the development permit decision is made, and that residents have the opportunity to provide input on the decisions.

## DISTRICT PLANNING (25 comments)

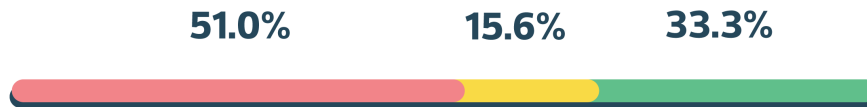
**DEFINITION:** Comments related to the City's District Planning project.

### SUMMARY:

Concerns were noted about the potential impacts of district planning on community character, densification, and sprawl. Some respondents noted that greater consideration is needed for the alignment between the Zoning Bylaw and District Planning.

### OVERALL SENTIMENT:

District Planning



### WHO WE HEARD FROM:

#### RESIDENTS

*“Without the District Plans, presenting the draft Zoning Bylaw is misleading to the average person and does not tell the whole story.”*

*“Wanted further clarity on when District Plans will be used to guide redevelopment.”*

- Concern that District Planning will intensify areas and negatively impact community character.
- Support for creating 15 minute communities which will help accommodate population growth and create a more vibrant city.
- Concerns about District Plans being approved after the Zoning Bylaw and misalignment between the two. Suggestion to move the approval of Zoning Bylaw and District Plans forward together to help residents better understand the implications of both documents.
- Greater clarity is needed to explain how zones of the Zoning Bylaw will implement specific aspects of the District Plans.

#### COMMUNITY LEAGUE REPRESENTATIVES

- Greater clarity is needed regarding the combined implications of the Zoning Bylaw and District Plans related to increased density of residential areas, nodes, and corridors.
- Concern that District Plans will result in recently built skinny homes to be replaced by medium and high density residential uses.

## HOUSING DIVERSITY (50 comments)

**DEFINITION:** Comments that discussed the diversity of housing options permitted in the draft Zoning Bylaw.

### SUMMARY:

The majority of respondents provided positive comments about increased housing diversity opportunities in residential neighbourhood. However, some respondents raised concerns related to increased housing diversity such as affordability, neighbourhood character, impacts on privacy, loss of mature trees, location, and increased on-street parking demand.

### OVERALL SENTIMENT:

#### Housing Diversity

34.7%

10.8%

54.5%



### WHO WE HEARD FROM:

#### RESIDENTS

*"Edmonton needs missing middle housing, and I'm glad the council has recognized the need for more density and inclusionary zoning."*

*"I am not in favour of having a variety of housing (i.e. multi-family housing, duplexes, small apartments) in neighbourhoods that currently have single family dwelling homes."*

- Concern that the increase in housing diversity will result in the demolition of existing affordable housing will not help address the City's homelessness problem.
- Concern that multi-unit infill housing lacks two to three bedroom units, which are often a desired housing option for families.
- Support for more 'missing middle' housing and inclusionary housing.
- Support for providing a diversity of housing types that accommodate various income levels, family sizes, and aging in place.
- Support for backyard housing, however there is a need to make backyard housing more affordable for residents to build.
- Support for the Mature Neighbourhood Overlay being retired as this could help encourage commercial opportunities and a greater variety of housing.

- Concern that an increase in housing diversity will reduce privacy for existing single detached houses and will increase demand for on-street parking
- Opposed to enabling a mix of housing forms in neighbourhoods that are currently primarily single detached houses.
- Some respondents expressed a preference to not allow mid-block rowhouses, cluster housing, and small apartment buildings in the (RS) Small Scale Residential Zone while others supported these forms of development in that zone.
- Respondents in support of increased housing diversity suggested restricting density to the edges of neighbourhoods does not create complete communities.
- Preference to enable multi-unit housing primarily in central neighbourhoods to avoid the destruction of mature trees in other areas of the city.
- Support for a variety of housing options in residential zones to better utilize existing infrastructure.
- Suggestion to allow backyard housing for aging parents or renters in the (AG) Agricultural Zone.
- Support for multi-generational housing, work from home units, multi-use buildings, and infill housing as it helps to accommodate young, working families.

#### COMMUNITY LEAGUE REPRESENTATIVES

- Support for enabling a variety of housing types across the city because of the environmental benefits of increased density.

#### INDUSTRY REPRESENTATIVES

- Row housing on mid-block lots is desirable.
- Preference to enable condominium subdivision of backyard housing.
- Suggestion to increase the maximum height of the (RSM) Small-Medium Scale Transition Residential Zone from 12.0 m to 14.0 m to would allow for a greater range of housing types such as apartments and townhomes.
- Support for a range of housing types and densification.

## IMPLEMENTATION, PROCESS, AND TECHNOLOGY

### (65 Comments)

**DEFINITION:** Comments related to the development and rezoning process, implementation and technology considerations. This includes the consistency of decision making and the application of discretion by Development Planners.

#### SUMMARY:

Respondents were concerned about how the proposed regulations would be enforced by the City. Some respondents provided recommendations to improve the development permit process.

#### OVERALL SENTIMENT:

##### Implementation, Process, and Technology

59.8%

11.9%

28.3%



#### WHO WE HEARD FROM:

##### RESIDENTS

*"My community is concerned about bylaw enforcement, such as lot grading and failed excavations."*

- City should require refundable or transferable landscape deposits.
- Preference that the development planner exercise discretion to approve only minor variances.
- Suggestion that the City should also be cautious about removing or limiting residents' existing right to appeal development permit applications.
- Bylaw should identify the scope and limits of a Development Planner's discretion.
- Concern regarding a perceived lack of enforcement for completing landscape requirements.
- Suggestions for enforcing tree plantings using remote video inspections.

### COMMUNITY LEAGUE REPRESENTATIVES

- There is a need for improved lot grading enforcement and suggestion that occupancy be linked to the lot grading inspection.

### INDUSTRY REPRESENTATIVES

- Clarification is needed regarding if the City will explore a different mechanism of approvals for height and Floor Area Ratio modifiers. The proposed rezoning process may increase risk.
- Suggestion to develop a specific or unique rezoning process for changes to zoning modifiers.
- Suggestion that there should be greater predictability whether permits issued on a temporary basis, such as portable signs, will be reapproved when they expire.

## INFRASTRUCTURE CAPACITY (17 comments)

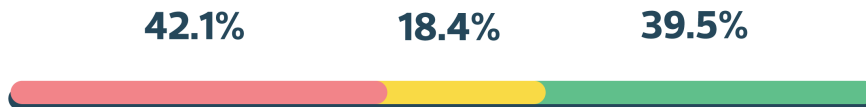
**DEFINITION:** Comments that discuss servicing or infrastructure capacity issues, such as water, drainage, and power, as well as other essential services such as schools, police, or fire services.

### SUMMARY:

The majority of respondents expressed concerns with the increased demand for infrastructure services as a result of increased density.

### OVERALL SENTIMENT:

Infrastructure Capacity



### WHO WE HEARD FROM:

#### Residents

- Concern that the infrastructure in mature neighbourhoods was not designed to support increased demands of multi-unit dwellings. Consideration should be given to the impact of infill developments on sewer and water lines.
- Concern that the existing infrastructure on some streets where density has already increased cannot handle the existing power, electricity, and vehicle volume.
- Concern that existing schools may not be able to support increased density.

*“Build multi-family dwellings and skinny houses in new areas AFTER the appropriate infrastructure is in place.”*

#### COMMUNITY LEAGUE REPRESENTATIVES

- Suggestion to locate multi-unit housing to consolidate upgrades to fire safety infrastructure. If the cost is to be shared between developers and ratepayers, the ratepayers should be notified and consulted.



### INDUSTRY REPRESENTATIVES

- Suggestion that EPCOR servicing standards will be key to reducing the need for more density specific zones.
- Clarification needed regarding how services will be provided and how EPCOR will work to ensure the right flow capacities are provided.

## LANDSCAPING (122 comments)

**DEFINITION:** Comments related to the proposed landscaping regulations in the draft Zoning Bylaw. This included the provision and protection of public and private trees, how landscaping elements (such as trees, shrubs, plants, and paving) would be regulated on private property, and the relationship between landscaping and climate resiliency.

### SUMMARY:

The majority of comments identified either suggested approaches for regulating landscaping or identified issues about how landscaping is currently being regulated. Respondents also advocated for replacing the maximum 70% site coverage limit with impermeable materials (i.e. materials such as asphalt that restricts water from penetrating the ground) with a new regulation requiring a minimum 30% of a site to be a 'green asset area'.<sup>4</sup> Other respondents noted the importance of maintaining trees and shrubs and incorporating low impact development (LID)<sup>5</sup> strategies and green roofs into developments to help achieve climate resiliency.

### OVERALL SENTIMENT:

#### Landscaping

31.4%

16.0%

52.6%



### WHO WE HEARD FROM:

#### RESIDENTS

- Suggestion that developments provide a minimum of 30% of the site as a 'green asset area'.
- Suggested that higher density zones should have a greater percentage of their site dedicated to the suggested 'green asset area'.

<sup>4</sup> 'Green asset area' is not a defined term in the draft Zoning Bylaw, but was a term commonly used by respondents who provided their feedback throughout engagement. In the context of the feedback received, 'green asset area' refers to an area on a site where landscaping such as ground cover, shrubs, plants, and trees could grow.

<sup>5</sup> Low impact development (LID) is an approach to capturing stormwater runoff through plants, engineered soils or natural processes close to its source. For example, the use of absorbent landscaping, bioretention basins or gardens, box planters, naturalized drainage ways, and permeable pavement.

*"A Private Tree Protection Bylaw should be developed in the near future so that existing trees outside the building envelope will require a permit to be destroyed."*

- Recommended that where it is impossible to achieve a 30% 'green asset area', credits could be given for plantings on site or on building surfaces such as roofs, terraces, and above underground parkades.
- Concern that the minimum front setback in the (RM) Medium Scale Residential Zone would not provide enough space for large trees or meet the suggested 30% minimum green asset area requirement.
- Indicated a need for separation distance between a principal dwelling and a rear garage or backyard housing that is equal to at least 15% of the site depth to provide adequate space for landscaping.
- Suggested that outdoor amenity areas could act as playgrounds for children with climbable natural materials such as logs.
- Indicated a need for the City to provide incentives for low impact development elements on private sites.
- Concerns with the use of artificial turf because it does not capture water runoff and may result in microplastics entering the stormwater system.
- Emphasized the importance of trees and vegetation in capturing water runoff and that crushed rock ground cover does not contribute to water runoff retention.
- Emphasized the importance of maintaining or increasing the requirement for trees and shrubs in all zones. The benefit of trees and shrubs for the health of the environment and people outweighs the extra cost.
- Suggestion to require a 50:50 ratio of deciduous trees and coniferous trees.
- Coniferous trees have greater environmental benefits than deciduous trees for stormwater management, air purification, and wind protection.
- Concerns that landscaping regulations do not specify the mature size of trees.
- Some respondents expressed that homeowners have challenges meeting landscaping requirements.

### COMMUNITY LEAGUE REPRESENTATIVES

*"City needs to incentivize LID."*

*"A Private Tree Protection Bylaw should be developed in the near future so that existing trees outside the building envelope will require a permit to be destroyed."*

- Concerns that the 3.0 m separation distance between a principal building and a garage or garden suite will not provide adequate space for landscaping.
- Greater consideration is needed for regulations that value landscaping as green infrastructure and recognize the environmental benefits in achieving climate resilience.
- Indicated the need for definitions of softscaping and green infrastructure.
- Concerned that only some sites require a landscaping inspection to ensure that landscaping requirements have been provided.
- Supported the suggestion to provide a minimum 30% of the site area as 'green asset area'.
- Suggested that developments unable to meet the minimum 30% green asset area provide private low impact development elements to offset increased site imperviousness.
- Indicated the need for additional large boulevard trees, low impact development elements, open spaces, and stormwater management facilities in the (RSF) Small Scale Flex Residential Zone to accommodate the long-term impacts of the reduced green asset area.
- Indicated a need for green roof standards to ensure that they are functional and do not become covered in permeable substituted gravel.
- Preference to incentivize private realm low impact development strategies to mitigate the impacts of surface parking areas.
- Suggested offering incentives to preserve mature trees and view it as an investment toward a climate resilient city.
- Preference for regulations to consider trees with a large maturity size as they provide greater environmental benefits than small trees.
- Recommended mulch cover and deeper planting beds for trees and shrubs to absorb stormwater, reduce weeds, and conserve soil moisture to support better growing conditions and plant survival during periods of drought.

### INDUSTRY REPRESENTATIVES

- Concerns were noted about the ability to regulate landscaping in backyards. Suggestion to focus landscaping regulations on the front yard only.
- Some respondents shared that developers and builders typically see mature trees as obstacles to be removed and concerns that the Zoning Bylaw Renewal Initiative will accelerate the loss of mature trees in Edmonton and go against goals of The City Plan.

## NEIGHBOURHOOD CHARACTER AND HERITAGE (70 comments)

**DEFINITION:** Comments related to how proposed regulations may change the “look and feel” of existing neighbourhoods including potential impacts to community heritage and historic buildings.

### SUMMARY:

The majority of comments shared concerns about increased residential densities and infill development negatively impacting neighbourhood character and heritage preservation.

### OVERALL SENTIMENT:

Neighbourhood Character and Heritage

47.8%

11.3%

40.9%



### WHO WE HEARD FROM:

#### RESIDENTS

- Perceptions of negative impacts of three-storey multi-unit housing on neighbourhood character and history. Impacts included increased massing, loss of airflow, loss of sunlight, loss of privacy, loss of property enjoyment for neighbours, and increases to traffic and on-street parking demand.
- Respondents suggested that a three-storey multi-unit building is not a compatible built form next to a historic home or in mature residential areas.
- Concern raised relating to enabling building entrances facing an interior side lot line in residential areas.
- Questions and concerns around the impacts of the Zoning Bylaw Renewal Initiative on heritage areas.
- Some respondents agreed that the City must increase density, but not on residential streets.

- Suggested that development of new multi-unit buildings should be limited to developing areas to maintain the character of mature neighborhoods.
- Suggestion to establish architectural restrictions to preserve the existing character of mature neighbourhoods and historic building facades.

## NUISANCE FROM SITES (39 comments)

**DEFINITION:** Comments related to nuisance impacts such as light, noise, pollution, that may not be specific to a particular use.

### SUMMARY:

Many respondents noted that poorly located building mechanical equipment can create nuisance impacts to adjacent properties. Suggestions were provided to mitigate this nuisance.

### OVERALL SENTIMENT:

#### Nuisance from Sites

54.9%

10.8%

34.3%



### WHO WE HEARD FROM:

#### RESIDENTS

*"Lots of older homes do not have AC, so you have to open your windows at night, and if you live next to larger housing with HVAC sound, it can be disturbing."*

*"No Nuisance" is an incredibly difficult ask for any land use, even neighbouring residential. This will also significantly reduce any mixed-use development and restrict the Zoning Bylaw's ability to meet the goals in The City Plan."*

- Many respondents suggested that mechanical equipment (such as air conditioners or heat pumps) may create nuisances and must be located away from site accesses, building entrances, and windows on adjacent buildings.
- Suggested that impacts of demolition are a nuisance.
- Clarification is needed regarding the storage and use of hazardous materials in residential areas as part of a home based business.
- Concern regarding light pollution and urban sky-glow created by allowing up lighting directed at architectural features on a site.
- 

#### COMMUNITY LEAGUE REPRESENTATIVES

- Recommendation to prohibit manufacturing uses from emitting chemicals and strong odours in residential zones.
- Suggestion to limit the impacts of outdoor lighting on adjacent properties including properties across a road or lane.



- Suggestion to ensure sufficient side setbacks for multi-unit buildings and row housing with entrances that face side lot lines to mitigate nuisances created by mechanical equipment such as HVAC and air conditioning units.

#### INDUSTRY REPRESENTATIVES

- Clarification is needed regarding how development planners will determine whether a development will create a nuisance.

## PRIVACY (21 comments)

**DEFINITION:** Comments related to how proposed regulations may create impacts for privacy.

### SUMMARY:

Many respondents noted concern for a loss of privacy resulting from infill. Specifically, comments noted concern related to increased building heights in residential zones affecting the privacy of single family home owners. Other comments noted support for removing privacy screen requirements, and support for the increased privacy of rear attached garages.

### OVERALL SENTIMENT:

Privacy

50.0%

50.0%



### WHO WE HEARD FROM:

#### RESIDENTS

- Concern that increasing heights to three storeys in residential zones will result in a loss of privacy for neighbouring properties.
- Suggestion that shared pathways and bike lanes may reduce privacy in residential areas when placed next to front yards.
- Strong opposition for locating six-storey developments next to single detached homes as this may result in the loss of privacy for neighbouring properties.
- Suggestion that modeling should be conducted to determine privacy impacts of different infill housing forms.

#### INDUSTRY REPRESENTATIVES

- Support for removing privacy screen requirements.
- Argument that by allowing rear attached garages, a more private backyard space can be created.

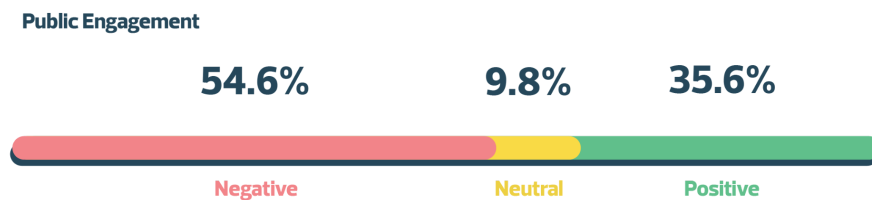
## PUBLIC ENGAGEMENT (118 comments)

**DEFINITION:** Comments related to the Zoning Bylaw Renewal Initiative's public engagement process. For this phase, the public was invited to provide feedback on the proposed regulations in the refined draft Zoning Bylaw and the "Know Your Zone" Rezoning Map.

### SUMMARY:

While some respondents noted satisfaction with the level of public engagement undertaken as part of the Zoning Bylaw Renewal Initiative, the majority of comments noted concerns or dissatisfaction with the engagement to date. Some comprehension issues, such as the length of the Zoning Bylaw, as well as a lack of visuals and modelling issues were noted. Some respondents requested that engagement timelines be extended. Some respondents noted that they were not aware that previous engagement had taken place. Some respondents thought that the May engagement period was the only opportunity for engagement and that one month to provide feedback was insufficient.

### OVERALL SENTIMENT:



### WHO WE HEARD FROM:

#### RESIDENTS

- Some respondents noted that, at 850 pages, the refined draft Zoning Bylaw was difficult to understand and navigate.
- Graphics and visuals would be helpful to explain the proposed regulations.
- Some respondents were concerned that audiences who are not 'tech savvy' were not engaged.

*"I appreciate the extra year of engagement."*

*“Challenging for people to review a long document within this timeline.”*

- Expressed the need for more engagement sessions and to target areas where intensification is likely to occur.
- Indicated that the May 24, 2023 Google Meet information session was informative and that there should be more similar events.
- Opinion that the City has not done enough public engagement and that voices have been ignored or not heard.
- Some respondents expressed an overall lack of support for the project..
- A large number of respondents requested that the City extend the refine-level public engagement timeline.
- Clarification is needed as to whether public engagement events held during the COVID-19 pandemic were well attended or considered a fair engagement opportunity.
- Some respondents questioned if the What We Heard Reports will actually impact decisions of City Administration and Council.
- Some respondents appreciated the additional year of engagement and felt that they had adequate opportunities to learn about the project and provide feedback.
- Some respondents expressed the value in engagement events and resources provided such as web sessions, ‘Chat with a Planner’, listened to the Making Space podcasts, and sessions hosted by the Edmonton Federation of Community Leagues.

#### COMMUNITY LEAGUE REPRESENTATIVES

- Emphasized the difficulty of reviewing the 850 page draft Zoning Bylaw in one month and suggested that 3D illustrations would be needed to fully understand potential development possibilities for each zone.
- Perspective that the planning process is being dominated by industry stakeholders focused on maximizing development.
- Requested that the timeline for public engagement be extended.

#### INDUSTRY REPRESENTATIVES

- Perspective that the modeling document was based on best case scenarios and does not address worst case scenarios.

## REGULATIONS FOR USES (39 comments)

**DEFINITION:** Comments related to additional regulations for specific uses within a zone or specific development, such as floor area maximums for individual establishments, and sign regulations

### SUMMARY:

Several respondents highlighted the need for stricter sign regulations. Clarification of the applicable regulations is needed for areas with retired overlays, such as the Whyte Avenue Commercial Overlay. Some respondents requested that specific regulations (such as maximum floor area, or location criteria for commercial uses) should be reconsidered in specific zones.

### OVERALL SENTIMENT:

#### Regulations for Uses



### WHO WE HEARD FROM:

#### RESIDENTS

- Suggested that sign brightness should be regulated using a different unit of measurement and that colour temperature should also be a consideration.
- Suggestion that lodging houses be determined by number of bedrooms.
- Clarification is needed as to what tools will be used to mitigate potential impacts of the proposed retirement of the Whyte Avenue Commercial Overlay.

#### INDUSTRY REPRESENTATIVES

- Concern that the regulations for comprehensive sign design plans may create more subjectivity in the approvals process.
- Suggest to revisit the locational criteria for commercial uses in the RS Zone

- Suggestion to increase the maximum floor area for liquor stores and indoor sales and services in the (BE) Business Employment Zone.
- Clarification is needed as to why signs with off-premises advertising are prohibited in the (MUN) Neighbourhood Mixed Use Zone.
- Suggestion that there should be exceptions for certain uses, such as doctors offices, to the limitation on the amount of windows facing a street that can be covered by non-transparent material.
- Requirements that, in the (CCA) Core Commercial Arts Zone in the downtown special area, limiting residential uses to 90% of the floor area may not be feasible.

## REGULATORY INCONSISTENCY (34 comments)

**DEFINITION:** Comments related to issues between regulations and other City policies, and their application or location.

### SUMMARY:

Many respondents note concerns with the relationship between the Zoning Bylaw and the District Plans. Specifically, that the Zoning Bylaw Renewal should not proceed in advance of the District Planning project, as the District Plans are required to have a complete understanding of the policy framework.

### OVERALL SENTIMENT:

Regulatory Inconsistency

40.0%

24.0%

36.0%



### WHO WE HEARD FROM:

#### RESIDENTS

- Suggestion to review sign regulations and zones in which signs are listed as permitted uses to ensure compliance with the Municipal Government Act and the neighbouring property owners' right of appeal.
- Suggestion to consider renaming the "Zoning Bylaw" to "Land Use Bylaw" to be consistent with the Municipal Government Act.
- Opinion that the Draft Zoning Bylaw does not give proper reference to the District Plans regarding its impact on zoning and density.
- Question regarding whether the regulations and policies in the draft Zoning Bylaw and District plans have been reviewed together regarding their impact on heritage.
- Feedback that the relationship between the Draft Zoning Bylaw and the District Plans is difficult to understand or decipher from the information provided.

- Clarification is needed regarding whether consistency between the draft zones in the Zoning Bylaw and the land use concept illustrated in the District Plans will be achieved through the individual rezoning of sites.
- Opinion that it does not make sense to work on the Zoning Bylaw which is a more detailed framework for land use when the larger scale District Plans have not yet been completed.

#### COMMUNITY LEAGUE REPRESENTATIVES

- Suggestion that the REFINE level of engagement should continue until there is an opportunity to review the draft Zoning Bylaw with the District General Policy together.
- Concern that the District Plans will not align with the 'closest future equivalent zones' currently identified in the draft Zoning Bylaw.
- Concern that once the District Plans are passed, that lots zoned as (RS) Small Scale Residential Zone that are located in nodes and corridors will be rezoned to the (RM) Medium Scale Residential one resulting in greater maximum heights.

#### INDUSTRY REPRESENTATIVES

- Concern that there are differences between the (RS) Small Scale Residential and (RSF) Small Scale Flex Residential Zones that will continue to create regulatory barriers for infill development and preclude the city from achieving the vision of the City Plan.

*"There are differences between the RS and RSF zones that will continue to create regulatory barriers for infill. Until these constraints are removed, a large part of development investment will remain in the suburbs."*



## SEPARATION DISTANCE (23 comments)

**DEFINITION:** Comments that discuss separation distances between particular uses, such as crematorium, daycares, cannabis, liquor sales.

### SUMMARY:

Establishing a safe and adequate separation distance between crematoriums and residential areas was a priority for the majority of respondents. Other respondents questioned the rationale for maintaining separation distances between liquor stores and between cannabis and liquor stores and schools or recreation centres.

### OVERALL SENTIMENT:

Separation Distance

40.0%

14.5%

45.5%



### WHO WE HEARD FROM:

#### RESIDENTS

- Some respondents supported the proposed 500.0 m separation distance between crematoriums and residential areas while others provided alternative distances ranging from 300.0 m to 1000.0 m.
- Some respondents noted that additional information regarding the jurisdiction scan results should be provided relating to other municipality's crematoriums separation distances from residential areas.
- Clarification is required on whether two corner lots can both have liquor stores, given the separation distance requirement.

#### COMMUNITY LEAGUE REPRESENTATIVES

- Suggested to restrict body rub centres near residential areas, and that the current 100.0 m separation distance from child care centres and schools is not adequate.

### INDUSTRY REPRESENTATIVES

- Suggested that separation distances between liquor and cannabis stores and school and recreation sites are a barrier to this form of commercial development.
- Clarification needed regarding the rationale for separation distances between liquor stores and suggested that separation distances may create barriers for certain types of niche liquor stores, such as wine stores.

## SERVICES IN NEIGHBOURHOODS (36 comments)

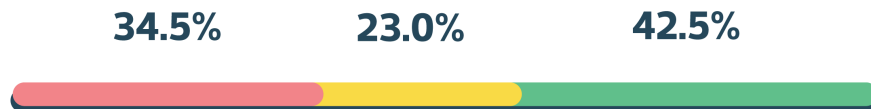
**DEFINITION:** Comments related to the provision of services and amenities in communities, such as parks, retail, and the extent to which the bylaw enables these forms of development.

### SUMMARY:

The majority of respondents expressed support for increased opportunities for small scale commercial uses in residential areas.

### OVERALL SENTIMENT:

#### Services in Neighbourhoods



### WHO WE HEARD FROM:

#### RESIDENTS

- Support for allowing community-oriented commercial uses (such as cafes, bakeries or corner stores) in residential neighbourhoods to help achieve the goals of a 15 minute community
- Some respondents expressed that new commercial uses in residential neighbourhoods should not be limited to existing commercial sites.
- Locational criteria for commercial uses in residential zones should be broadened to enable commercial uses on any ground floor, corner lot, and properties along collector roads.
- Support for the regulations restricting the employees of a home based business to the residents of the home.

#### COMMUNITY LEAGUE REPRESENTATIVES

- Suggested that the regulations limiting the location of commercial uses in residential areas should be more flexible.

*"It would be nice to see small corner shops within our neighbourhoods, rather than just at the edges next to other commercial sites."*

*"I do like the idea of more opportunities for small businesses in neighbourhoods to have more goods and services within walking distance."*

### INDUSTRY REPRESENTATIVES

- Concern that the 300.0 m<sup>2</sup> floor area limit for childcare services is too restrictive and should be increased to 500 m<sup>2</sup>.
- Support for the inclusion of low impact home-based businesses in the (RS) Small Scale Residential Zone.
- Suggested to limit home based businesses to one employee in addition to those that live at the property, and to limit visiting guests to prevent uses such as cafes, restaurants, or other retail uses that may increase traffic.

## SETBACKS (89 comments)

**DEFINITION:** Comments related to setbacks. A setback is the distance that a development, or specified portion of it, must be from the lot line.

### SUMMARY:

Feedback on setbacks was mixed amongst stakeholders. There was both support and opposition for reduced front setbacks in residential zones. Some respondents recommended further reducing front setbacks in residential zones and while others recommended increasing front setbacks. Some respondents recommended maintaining the current rear setback regulations in residential zones under Zoning Bylaw 12800, while others recommended reducing the minimum rear setbacks.

### OVERALL SENTIMENT:

#### Setbacks

28.3%

21.7%

50.0%



### WHO WE HEARD FROM:

#### RESIDENTS

- Suggested that the minimum setback abutting alleys in the (RM) Medium Scale Residential Zone be 6.0 m rather than 3.0 m to accommodate parking, waste management, and landscaping.
- Concerns with reducing front setbacks in residential zones, including the potential to result in varying front setbacks along a street (i.e. some buildings would be located closer to the street than others).
- Some respondents questioned whether modeling analysis was carried out to determine how minimum setbacks may impact the types of trees that would be viable if planted on a typical lot (i.e. smaller setbacks may reduce planting space and sun access for some species of trees)

*“Fully support additional setback opportunities to maximize use of land and provide better designed homes.”*

*Fully supportive of reduced front setback to reduce length of driveways and amount of concrete. Provides room for lot grading, snow removal and storage along the lane and drainage inside the yard."*

- Some respondents suggested that the minimum rear setback should be 40% of the site depth in the (RS) Small Scale Residential Zone to ensure building alignment between new and existing development.
- Concerns that proposed side setbacks in residential zones may limit space for window well egresses, prompt concerns around fire safety and negatively impact lot grading and drainage.
- Support for the 1.5 m minimum interior side setback where a row house or multi-unit housing faces an interior or flanking side lot line in the (RS) Small Scale Residential Zone

### COMMUNITY LEAGUE REPRESENTATIVES

- Some respondents were concerned with the proposed 4.5 m front setback in the (RS) Small Scale Residential Zone and suggested that 6.0 m may be more appropriate, while others noted benefits of the reduction such as underutilized front yard space and increased rear yard space for gardens
- Suggestions that the 0.6 m setbacks for accessory buildings and structures in residential zones would provide insufficient room for lot and alley drainage and may create surface flooding issues for new and existing buildings.
- Recommended that the minimum interior side setback be increased from 1.5 m to 2.0 m, for row houses and multi-unit developments that face an interior or flanking side lot line in the (RS) Small Scale Residential Zone to allow for taller trees or shrubs that may screen and buffer nuisances from adjacent buildings.

### INDUSTRY REPRESENTATIVES

- Suggestions to reduce front setbacks in the (RS) Small Scale Residential Zone to bring houses closer to the street and create a more inviting streetscape and slow traffic.
- Suggestions to increase the height at which the 6.0 m setback applies in the (RM) Medium Scale Residential Zone, from 16.0 m to 18.0 m as the proposed 16.0 m threshold may make it difficult to develop six-storey wood frame buildings.

*"A six meter front setback has been the standard front setback in Edmonton's established neighbourhoods forever, thus a 6 m front setback will be compatible with neighbouring properties."*

- Some respondents suggested that the 10.0 m rear setback in the (RS) Small Scale Residential Zone was too large and suggested that 7.5 m may be more appropriate.
- Suggestions that a 1.2 m rear setback should be allowed for rear garages in the (RSF) Small Scale Flex Residential Zone regardless of lot depth.
- Suggestions to reduce the minimum flanking side setback to 1.5 m from 2.0 m in the (RS) Small Scale Residential Zone.
- Suggestion to determine the flanking side setback of row houses facing a flanking side street to align with the front setback of the adjacent property.
- Concern that the proposed setbacks for the (RM) Medium Scale Residential Zone are very large and will lead to the inefficient use of land resulting in less design creativity.
- Rear setbacks in the (RSM) Small-Medium Scale Transition Residential Zone should be consistent with the (RSF) Small Scale Flex Residential Zone.

## SITE DIMENSIONS AND COVERAGE (54 Comments)

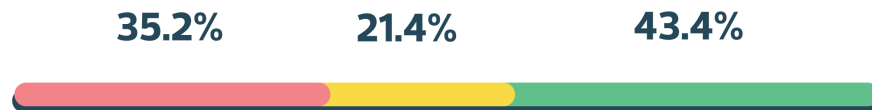
**DEFINITION:** Comments related to site coverage (i.e. the total area on a site that is covered by buildings and structures) and lot sizes.

### SUMMARY:

Feedback on site coverage, site dimensions, and the size of lots was mixed. Some respondents advocated for increased site coverage while others advocated for decreased site coverage. The majority of respondents acknowledged the importance of achieving a balance between site coverage and landscaping.

### OVERALL SENTIMENT:

#### Site Dimensions and Coverage



### WHO WE HEARD FROM:

#### RESIDENTS

- Suggestion to reduce the minimum lot width from 7.5 m to enable more lots to subdivide that would otherwise not be able to.
- Suggestion that minimum lot dimensions are not necessary because the (RS) Small Scale Residential Zone requires a minimum area per dwelling.
- Greater consideration should be given to allowing smaller lot sizes because they lead to unique and creative land use solutions.
- Suggestion to reduce the maximum total site coverage to 44% to ensure that there is adequate space on site for landscaping.

#### COMMUNITY LEAGUE REPRESENTATIVES

- Concern regarding the proposed site coverage of 47% and suggested that this be reduced to 44%.
- Some respondents suggested reducing site coverage for garages from 20% to 14% (as it is currently in Zoning Bylaw 12800) to ensure adequate space for landscaping.



- Preference to maintain a maximum site coverage of 18% for backyard housing.

#### INDUSTRY REPRESENTATIVES

*"We should not dictate minimum lot sizes. We should encourage flexibility and adaptability by allowing lots of any size (or at least significantly smaller). There are many interesting and unique lots in the city below minimum size that lead to unique and creative land use solutions. We should encourage this sort of creativity by allowing very small lots."*

- Suggestion that minimum lot widths should be different for mid block lots versus corner lots.
- Concerns that minimum lot dimensions may prevent the type of densification envisioned in The City Plan and suggestions to rely instead on minimum site area per dwelling.

## SUN ACCESS (20 comments)

**DEFINITION:** Comments that specifically discussed concerns with sun access.

### SUMMARY:

The majority of respondents were concerned about the negative impacts to sun access as a result of increased height in residential zones and new multi-unit developments.

### OVERALL SENTIMENT:

Sun Access

60.4%

16.7%

22.9%



### WHO WE HEARD FROM:

#### RESIDENTS

- Concerns related to proposed height increase in the (RS) Small Scale Residential Zone included reduced sun access for neighboring yards, gardens, trees, shadowing of existing solar panels, and reduced enjoyment of outdoor space for neighboring properties.
- Concern that gardeners will lose their investment of time, energy, and money in creating habitats for birds and pollinators as a result of a loss of sunlight due to adjacent three storey developments.
- Respondents asked whether modeling had been carried out to determine the impacts of shadowing for different housing forms.
- Suggestion that the ability of a property owner to develop their property should not be based on a potential impact to a neighbouring property
- Suggestion that new development should consider the neighbouring property owner's right to the full use and enjoyment of their property.
- Concerns that new developments may impact the viability of neighbouring solar panels.

*"The sun/shadow impact of moving from two stories to three stories is significant."*

### INDUSTRY REPRESENTATIVES

- Suggestion to require the upper portion of three storey buildings to be set back from neighbouring properties to help mitigate shadow impacts.

## TAXATION (12 comments)

**DEFINITION:** Comments related to the impacts of the draft Zoning Bylaw on taxation and property assessment.

### SUMMARY:

The majority of respondents expressed a need for more information regarding potential tax implications of the draft Zoning Bylaw.

### OVERALL SENTIMENT:

Taxation

37.2%

16.3%

46.5%



### WHO WE HEARD FROM:

#### Residents

*"I also wonder, with densification, this will increase tax revenues, but I doubt this will mean our property taxes will be reduced."*

- Concern that infill development may decrease property values while increasing property taxes.
- Clarification is required on how home-based businesses may impact that assessment and taxation of residential properties

#### INDUSTRY REPRESENTATIVES

- Request for greater clarity regarding the property tax implications of the draft Zoning Bylaw, including potential impacts of increased height and broader land uses.
- The addition of commercial uses appears to have the potential to increase taxes of properties which were formerly in residential only zones.
- Question on whether tax rates will be based on the actual use of the land or on the highest use allowed by the zone.
- Request for clarification of tax implications for the changes made in each respective zone.

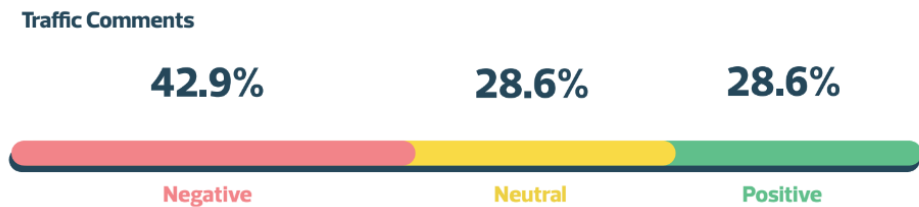
## TRAFFIC (26 comments)

**DEFINITION:** Comments that discussed the draft Zoning Bylaw's impacts on traffic.

### SUMMARY:

Many comments addressed the potential traffic impacts of increased density and infill in existing residential neighbourhoods. Some comments urged for greater discretion for approving developments with potential traffic impacts.

### OVERALL SENTIMENT:



### WHO WE HEARD FROM:

#### RESIDENTS

- Concern that mature neighbourhoods have not been designed to support increased density and that traffic will be negatively impacted by greater density.
- Support for encouraging active transportation options which help to limit vehicle traffic.
- Perspective that the City's bus network could be improved to have a less negative impact on traffic.
- Concern that increased infill will lead to traffic and parking issues, as well as safety impacts around schools.
- Suggestion to implement a neighbourhood density limit to mitigate traffic issues.

#### INDUSTRY REPRESENTATIVES

- Suggestion that the Development Planner should have the ability to ask for a traffic study if the area is particularly congested.

- Front setbacks should be reduced to bring houses closer to the street to create a more inviting streetscape and to slow traffic.
- Concern for the traffic impacts of home based businesses. Suggestion to allow only one employee and to limit the number of visitors to the business.

## VEHICLE ACCESS AND PARKING (64 comments)

**DEFINITION:** Comments related to the provision or design of vehicle parking, site circulation, and driveways.

### SUMMARY:

A large proportion of respondents were concerned about increased on-street parking demand as a result of increased density. Other concerns were noted related to limiting front attached garages, designing buildings to accommodate vehicles, impacts of surface parking lots, parking minimums, and drive-throughs.

### OVERALL SENTIMENT:

#### Vehicle Access and Parking



### WHO WE HEARD FROM:

#### RESIDENTS

*"The city needs to re-implement minimum parking requirements per development."*

- Some respondents suggested only allowing front attached garages where access from an alley is not possible while others suggested that front attached garages should be allowed regardless of access to maximize the amount of backyard space.
- Some respondents suggested that front driveways should be removed where possible to prioritize pedestrian accessibility.
- While some respondents suggested that the City re-introduce minimum parking requirements for multi-unit developments, others supported the no minimum parking requirements (as per Zoning Bylaw 12800) as this may contribute to fewer over paved sites.
- Parkades should be encouraged as alternatives to surface parking lots.

*“Designing buildings that accommodate vehicles implicitly incentivizes their use. City Plan looks to shift 50% of trips to active and public transit. We are nowhere near that target, and it won't be any time soon if we don't make driving less ubiquitous. climate emergency reminder.”*

- Concern that more density will increase demand for on-street parking, and that parking zones should be established to help mitigate this impact.
- Some respondents would like to see the Public Parking Bylaw be updated to accommodate the new Zoning Bylaw changes.

#### COMMUNITY LEAGUE REPRESENTATIVES

- Suggested setting a maximum site coverage for driveways to limit impervious surfaces and maximize the green asset area.
- Recommendations to reduce water runoff from surface parking lots and driveways by reducing the use of hardscaping (e.g. asphalt) and integrating natural landscaping elements to support drainage

#### INDUSTRY REPRESENTATIVES

- Suggestion to remove the minimum 6.0 m driveway length requirement for front attached garages as a parking space is not needed if garage parking space is provided.
- Concern regarding emergency vehicle accessibility of cluster housing developments with a private internal road where vehicle access is limited to an alley in the (RSM) Small-Medium Scale Transition Residential Zone.
- Support for proposed minimum 6.0 m driveway length.
- Some respondents suggested that there needs to be flexibility to enable front-drive housing in certain contexts where the site abuts a lane in the (RSF) Small Scale Flex Residential Zone
- Preference to require parking studies for all residential zones where commercial is allowed.