An isometric illustration of a city with various buildings and infrastructure. The scene includes a train on a bridge, a house with a tree, a shop with a bicycle, a construction site with a crane, a gas station, a car wash, a parking lot, and various other structures. The color palette is primarily blue and yellow, with white clouds scattered throughout. The text 'ENABLING GROWTH IN NODES AND CORRIDORS' is written in large, bold, blue letters with a yellow outline, slanted across the center of the image.

# ENABLING GROWTH IN NODES AND CORRIDORS

Edmonton

*A series of Conversation Starters were created in 2022 to support Phase 2 of engagement and may include content that was subject to change as the draft Zoning Bylaw was refined.*

*The City of Edmonton provides these Conversation Starters for general information and educational purposes only. All persons and companies accessing this resource are advised not to rely on it and to seek their own professional advice for any particular purpose. All persons and companies must refer to Zoning Bylaw 20001 for the most accurate and up-to-date version, which can be found at [edmonton.ca/ZoningBylaw](https://edmonton.ca/ZoningBylaw). Where information in the Conversation Starter does not align with the text of the Zoning Bylaw 20001, the Zoning Bylaw 20001 prevails. In no event shall the City of Edmonton and its employees, members, agents, contractors, and suppliers be liable for any loss or damages of any kind arising in any way out of any use of the Conversation Starters.*

# Enabling Growth in Nodes and Corridors

The City Plan will guide Edmonton's growth to a population of two million people. While all areas of the city will experience growth, deliberate urban intensification will be accommodated within the nodes and corridors network. Nodes and corridors are densely populated, mixed

use areas that are accessible by a wide range of mobility options (such as walk, cycle, transit and drive). Together with District Planning, the new Zoning Bylaw will support the type of development that is envisioned in The City Plan's nodes and corridors network.

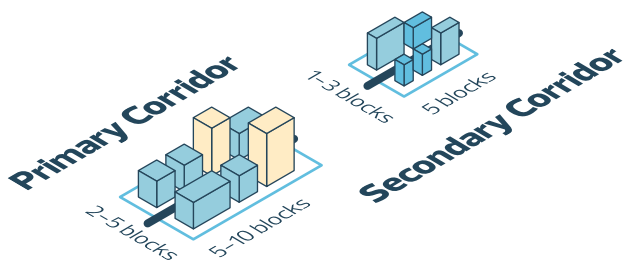
## A NEED TO CHANGE

No city is static. Edmonton, like all cities, is constantly growing and changing to align with the needs and priorities of its residents. Effective change can be planned for and managed as long as we're paddling in the same direction, towards the same goals. That's why residents, local businesses, industry, community organizations, institutions and the City itself all contributed to creating The City Plan—Edmonton's long-term vision for the future.

Implementing The City Plan will take time. Overhauling the way we support and regulate land and development is one of the first steps needed to implement The City Plan, and the Zoning Bylaw is foundational in this. The Zoning Bylaw is the rulebook for building and developing in Edmonton. It sets the rules for where new buildings should go, the types of buildings they can be, and what business and activities can happen on a property.

## KEY CITY PLAN DIRECTION:

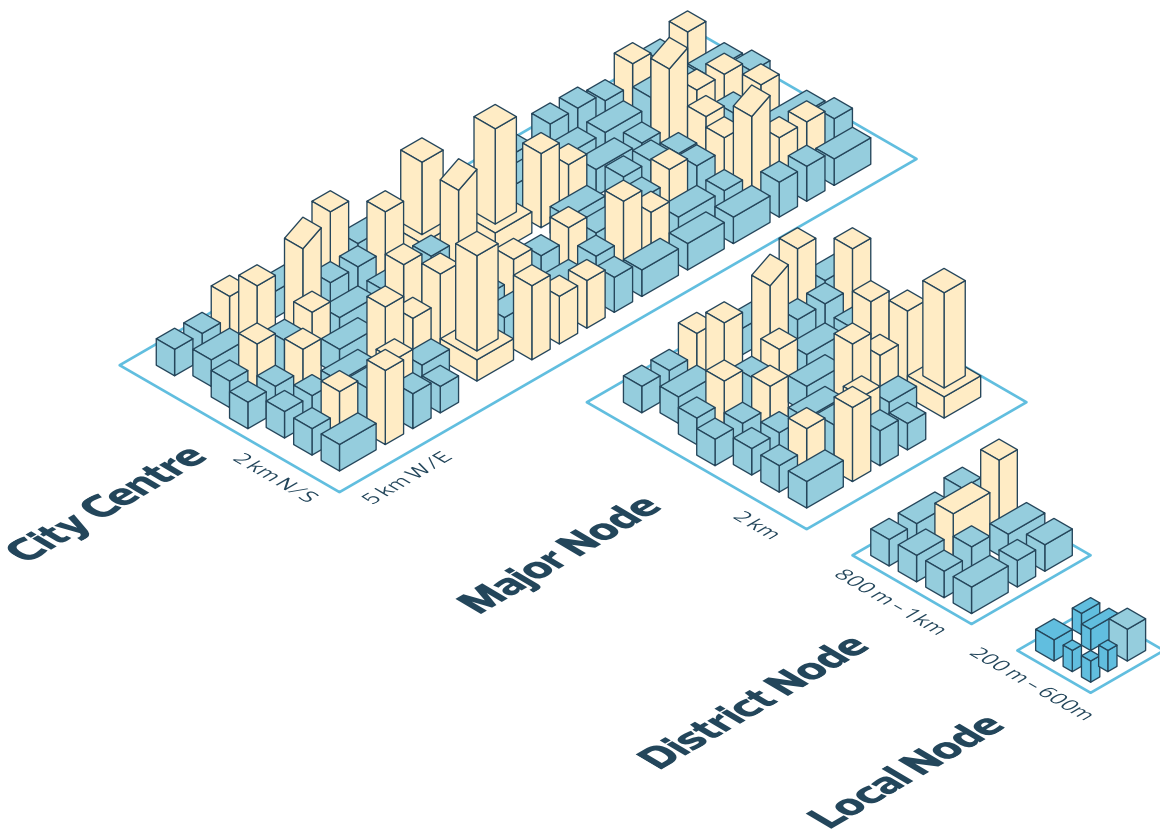
The City Plan is shifting how we plan, invest and develop Edmonton through a network of nodes and corridors. This new framework will provide the necessary urban structure to direct future investment and manage ongoing change in support of greater community equity, opportunity, and connectedness. The Zoning Bylaw Renewal will enable the nodes and corridors network by creating new, more strategic and flexible zones that support The City Plan's vision for growth, density and mixed use development.



**What are Nodes and Corridors?**

A **node**, in its most general sense, is a place in the city where people and transportation routes converge and congregate. They are characterized by mixed use development, providing a wide variety of residential, employment, retail and/or recreational opportunities.

**Corridors** are built on the same philosophy and development types as nodes, but are laid out in a linear manner along important transportation routes within the city that connect nodes. Nodes and corridors exist at varying scales.



## PROPOSED ACTIONS

To realize The City Plan's vision for the nodes and corridors network, the new Zoning Bylaw proposes changes founded in The Big City Moves.

### CATALYZE AND CONVERGE

*How can the Zoning Bylaw support **Catalyzing and Converging**, resulting in a creative, innovative and collaborative city for all people and businesses to prosper?*

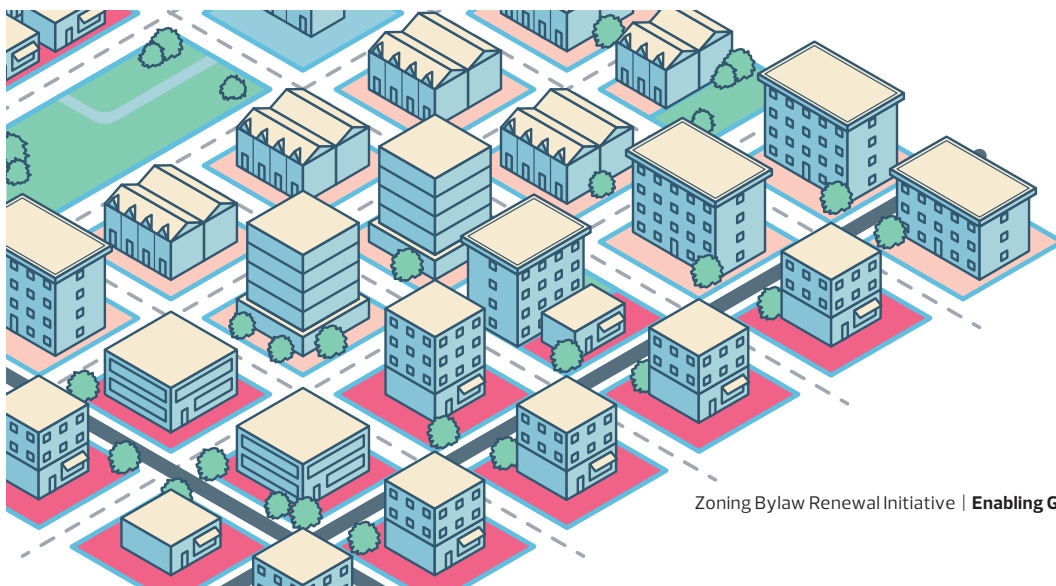
#### INTRODUCING MIXED USE ZONES

The current Zoning Bylaw lacks functional mixed use zones to support walkable areas with diverse businesses, services and residential development, that are also well integrated with mass transit. In the absence of a viable mixed use zone, industry and developers have relied on Direct Control zones (zones with tailored regulations for specific sites) and Special Area zones (zones for specific areas of the city to achieve the planning objectives of approved statutory plans).

When used appropriately, a Direct Control zone can enable unique development or respond to a specific site context in ways that cannot otherwise be accommodated by the Zoning Bylaw. Direct Control zones can function reasonably well in the short term and enable innovative development that keeps Edmonton's economy competitive, while also making a

positive contribution to the community when no standard zone could achieve the same result. However, control comes at a cost. Direct Control zones 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 Zoning Bylaw Renewal Initiative provides the opportunity to create usable mixed use zones as an alternative to using Direct Control and Special Area Zones. It also provides an opportunity to bring The City Plan's vision for nodes and corridors to life and enable the types of development and design envisioned in the [District Plan General Policy and District Plans](#).



**The new Zoning Bylaw introduces two mixed use zones to foster urban intensification within the nodes and corridors network:**

**1. MU – Mixed Use Zone**

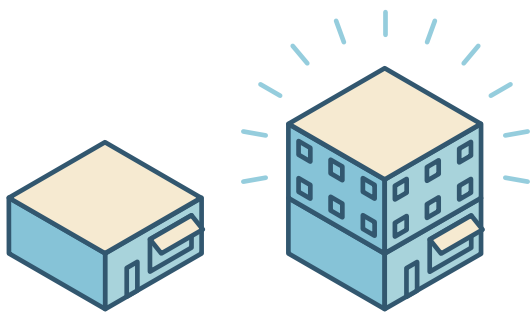
- + This zone allows for mixed-use development of varying scales and is intended to expand throughout the nodes and corridors. To respond to context and the range of growth and intensification envisioned by The City Plan, context modifiers (see Page 7) will act as levers to enable development ranging from low-rise to high-rise buildings.

**2. MUN – Neighbourhood Mixed Use**

- + This zone allows for small-scale mixed-use buildings, up to four storeys in height, within neighbourhood commercial centres where local nodes will develop and expand. The zone includes regulations to ensure the scale of new businesses can be more easily integrated within neighbourhoods.

Both of these mixed use zones enable a range of uses that support housing, recreation, business and employment opportunities. These zones also place a greater emphasis on design to ensure development considers the street, helping create vibrant, walkable places at a scale comfortable for pedestrians.

The purpose and intent of mixed use is to allow for a number of different uses to coexist and functionally integrate with each other to allow residents to live, work and play within The City Plan's nodes and corridors network.



**The new mixed use zones will:**

- + Enable a mix of residential and non-residential uses in a range of scales
- + Enable both vertical and horizontal mixed use
- + Introduce site and building regulations to enhance the public realm
- + Incorporate regulations to enhance urban and winter city design

**These proposed changes are intended to:**

- + Support intensification of the nodes and corridors network
- + Contribute to vibrant, walkable destinations at a scale that is inviting to pedestrians
- + Enhance the public realm and design of buildings along Edmonton's main streets
- + Support an integrated mass transit network

## REBUILDABLE CITY

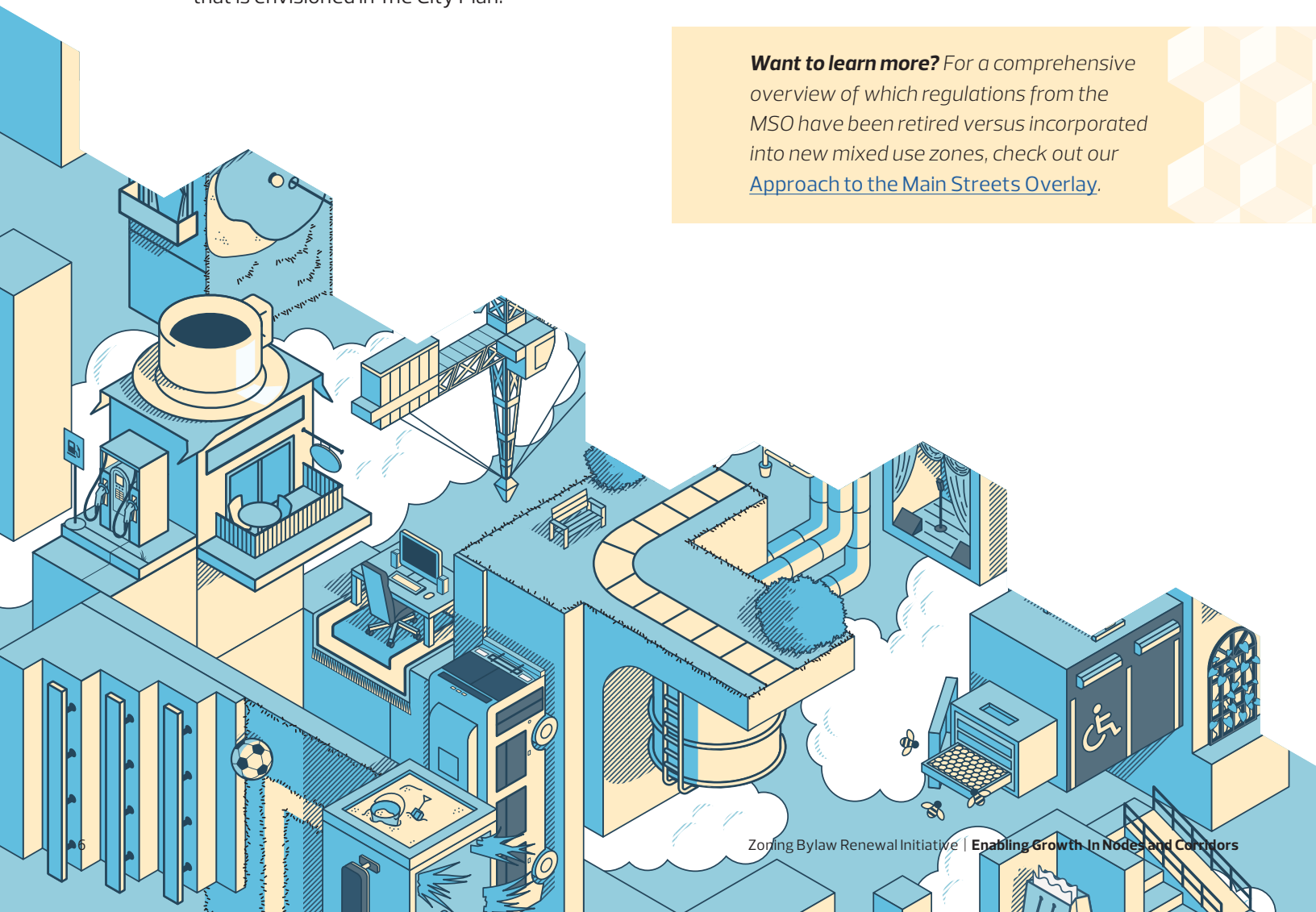
*What outcomes will we need to prioritize in the Zoning Bylaw to ensure Edmonton is a **Rebuildable City**, capable of adapting to change and disruptions while ensuring all Edmontonians have access to new opportunities?*

### RETIRING THE MAIN STREETS OVERLAY

The Main Streets Overlay (MSO) was introduced in 2018. The purpose of the MSO is to encourage and strengthen the pedestrian-oriented character of Edmonton's main street commercial areas. Under the current zoning regulations, Overlays cannot control uses and the MSO only applies to existing commercial zones. While it is effective in transitioning a commercial strip into a main street, the MSO lacks the nuance needed to create the systems of nodes and corridors that is envisioned in The City Plan.

**The new Zoning Bylaw proposes to retire the MSO and, in its place, create two mixed use zones.** We are proposing to integrate the design regulations from the MSO that are intended to enhance visual interest, transparent storefront displays and amenities for pedestrians into new mixed use zones.

**Want to learn more?** For a comprehensive overview of which regulations from the MSO have been retired versus incorporated into new mixed use zones, check out our [Approach to the Main Streets Overlay](#).



**INTRODUCING CONTEXT MODIFIERS**

Renewing the Zoning Bylaw is a unique opportunity to ensure that new development responds to surrounding development and aligns with direction outlined in higher-order plans, such as The City Plan, future District Plans and Neighbourhood Structure Plans.

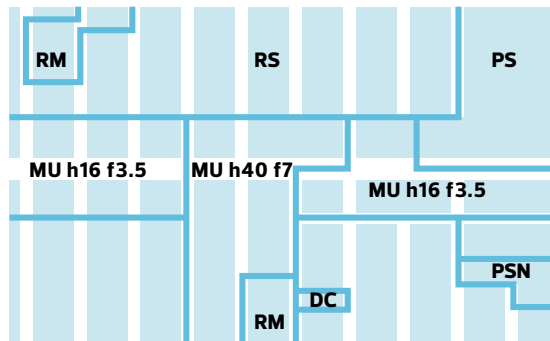
Context modifiers are a proposed tool that allows for fewer standard zones across more contexts. They modify the most impactful built form regulations to be appropriate for a specific context, while allowing the rest of the zone to remain the same.

**How do context modifiers work?**

The modifiers being proposed at this time are height, floor area ratio and active frontage. The proposed active frontage modifier requires commercial activities at ground level in specific areas of a building to maintain and support existing commercial on main streets or as directed through policy. Some standard zones are intended for city-wide application in areas with different scales of development. These include the (MU) Mixed Use Zone, (RL) Large Scale Residential Zone, (RM) Medium Scale Residential Zone and the (RSM) Small-Medium Scale Transition Residential Zone.

Context modifiers allow developments to be adjusted in different ways so the same zone can be applied across multiple contexts. This allows the same Mixed Use Zone to be applied in our downtown core, primary nodes, primary corridors and secondary corridors. This would be done by 'modifying' only the maximum allowable height and floor area ratio, and in some areas requiring at-grade commercial. The essence of the zone, such as its allowable uses, setbacks and other regulations, would not change.

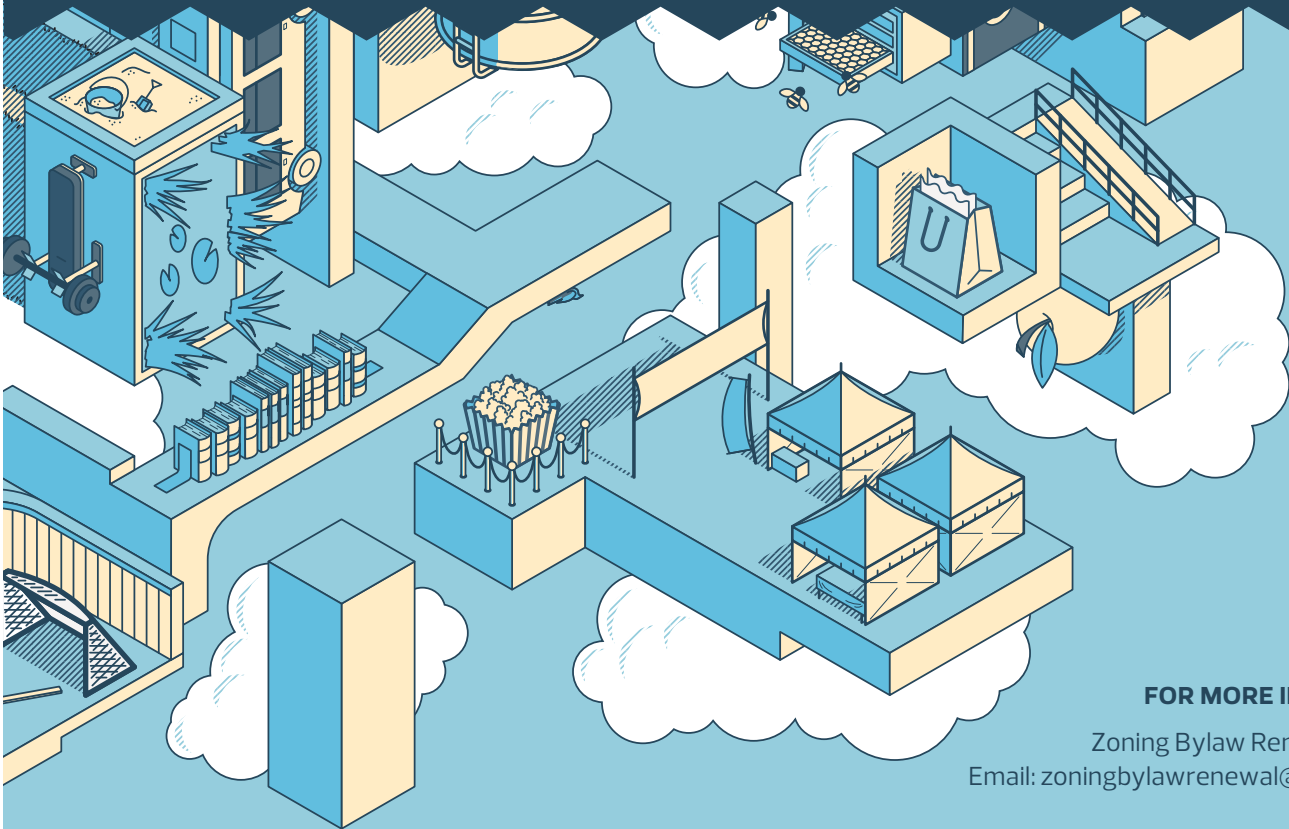
In practice, a context modifier will be identified on the zoning map. If the map says MU, h16, f3.5 (see example below), this would be interpreted as a property zoned Mixed Use that would have its height capped at 16 meters and a maximum allowable floor area ratio of 3.5. To adjust the modifiers, whether it be to increase or decrease the maximum height or floor area ratio, or to apply or remove an active frontage requirement, would require approval from City Council and follow the typical rezoning process.





## BE A PART OF THE CONVERSATION

- + Review and share comments on the draft Zoning Bylaw and Overview of the New Zoning Bylaw on [Engaged Edmonton](#)
- + Visit [engaged.edmonton.ca/zoningbylawrenewal](https://engaged.edmonton.ca/zoningbylawrenewal) to explore other opportunities to get involved, including upcoming workshops
- + Visit [edmonton.ca/zoningbylawrenewal](https://edmonton.ca/zoningbylawrenewal) to learn more about the Zoning Bylaw Renewal Initiative
- + Subscribe to our [newsletter](#)
- + Contact us at [zoningbylawrenewal@edmonton.ca](mailto:zoningbylawrenewal@edmonton.ca)



### FOR MORE INFORMATION

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Please visit [edmonton.ca/zoningbylawrenewal](https://edmonton.ca/zoningbylawrenewal)