



ZONING BYLAW TEAM WORKPLAN

2020



Zoning Bylaw Team

The Zoning Bylaw Team is responsible for updating *Zoning Bylaw 12800* to align with the *The Way We Grow*, Edmonton's Municipal Development Plan, and meet the needs of communities, applicants and development officers.

This Zoning Bylaw Team Workplan lists the projects that will be undertaken by the team this year. This document will let you know what changes might be coming to the Zoning Bylaw, and help flag important projects you may wish to provide your feedback on.

To learn more about Edmonton's Zoning Bylaw, visit:
www.edmonton.ca/zoningbylaw

For More Information

Zoning Bylaw Team

5th floor, 10111 104 Avenue NW
Edmonton, AB T5J 0J4

Phone

In Edmonton: **311**
Outside Edmonton: **780-442-5311**

Email

developmentpermits@edmonton.ca

Website

www.edmonton.ca/zoningtextamendments

ZONING BYLAW TEAM

CURRENT & UPCOMING PROJECTS

Zoning Bylaw Team

2020 WORKPLAN: Current & Upcoming Projects



	PROJECT	ANTICIPATED TIMELINES*	MOTION / RATIONALE FOR WORK ITEM
ZONING BYLAW RENEWAL PROJECT – 2020 OVERVIEW			
1	Zoning Bylaw Renewal UPC Report #2 – Structure and What We Heard	Q2 2020 Urban Planning Committee	Administration initiated – Summarizing the results of 2019 public engagement (with The City Plan) and how that will be translated into the Zoning Bylaw framework. Providing an overview of the proposed structure of the bylaw, including an outline of proposed sections and zones. The report will also include an update to project objectives, milestones and timelines.
2	Zoning Bylaw Renewal Discussion Papers	To be posted on project webpage when completed	Development of discussion papers to highlight the approaches that the new Zoning Bylaw will take for the creation of new zones and regulations.
3	Zoning Bylaw Renewal UPC Report #3 – Framework for a New Zoning Bylaw	Q4 2020 Urban Planning Committee	Administration initiated – Previewing the general direction proposed for new zones and regulations, and providing information on how the new Zoning Bylaw will address major issues.
4	Internal and External Stakeholder Engagement	Throughout Zoning Bylaw Renewal Project	Collect public and stakeholder feedback on Zoning Bylaw Renewal discussion papers and proposed approach to new zones. Public engagement events/processes related to creation of Preliminary Draft Zoning Bylaw.

* Accounts for periods of time that are not suitable for public consultation, scheduling Urban Planning Committee meetings, or City Council Public Hearings (ie. Election, Summer, and Winter Recess).

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2020 WORKPLAN: Current & Upcoming Projects

	PROJECT	ANTICIPATED TIMELINES*	MOTION / RATIONALE FOR WORK ITEM
OTHER PROJECTS			
5	Options for Cash-in-Lieu of Parking	January 28, 2020 Urban Planning Committee	<p>Motion – At the May 7, 2019 Urban Planning Committee meeting, the following motion was passed:</p> <p>That Administration prepare a report that explores high level policy options for: developer payments in lieu of minimum parking requirements to contribute to public transit, and/or high density parking that facilitates transit options in lieu of minimum parking requirements, and provide a recommended option if applicable.</p>
6	Open Option Parking Implementation	January 28, 2020 Urban Planning Committee	<p>Motion – At the May 7, 2019, Urban Planning Committee meeting, the following motion was passed:</p> <p>That Administration advance the implementation of Approach 2 as described in the May 7, 2019, UFCSD report CR_6707 and return with a report to Committee, including:</p> <ul style="list-style-type: none"> • a comprehensive review of on-street parking implications; further research to determine significant predictors of all types of parking demand, and how these predictors affect on-site demand; • development of implementation scenarios, including draft bylaw amendments, that consider a one-step implementation and/or a phased, transitional approach, and different zoning categories (eg. downtown / core, commercial/ industrial, core residential, suburban residential, institutional, stadium area), including the impact on each. • implementation of the other regulatory amendments as outlined in Attachment 6

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	PROJECT	ANTICIPATED TIMELINES*	MOTION / RATIONALE FOR WORK ITEM
7	Zoning Bylaw Text Amendments 2020 Work Plan	February 11, 2020 Urban Planning Committee	Administration initiated – To set out anticipated projects for 2020.
8	Short Term Rentals – Potential Bylaw Amendments	February 25, 2020 Urban Planning Committee	<p>Motion – At the August 27, 2019, City Council meeting, the following motion was passed:</p> <p>That Administration explore potential bylaw changes to manage concerns regarding short term rentals, including:</p> <ul style="list-style-type: none"> • a development permit process for entire rental properties; • increased property tax rates, fees, or levies in lieu for entire rental properties; • measures to hold online rental platforms accountable to complaints raised about hosts; • the potential for an additional fee to be directed to support affordable housing and tourism; • complaint thresholds that would result in license suspension and/or removal <p>and report back to Urban Planning Committee.</p> <p>The Zoning Bylaw team will provide support to this project and provide any relevant regulatory recommendations.</p>

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2020 WORKPLAN: Current & Upcoming Projects

	PROJECT	ANTICIPATED TIMELINES*	MOTION / RATIONALE FOR WORK ITEM
9	Future Cannabis Lounge Regulations	February 26, 2020 Community and Public Services Committee	<p>Motion – At the November 6, 2019, City Council meeting, the following motion was passed:</p> <p>That, as part of the Citizen Services report CR_6506 – Future Cannabis Lounge Regulations currently scheduled for the February 26, 2020, Community and Public Services Committee meeting, that Administration include the following:</p> <ul style="list-style-type: none"> • A cross jurisdictional scan of cannabis lounge regulations • Economic benefits of cannabis lounges • Recommendations for regulation of cannabis lounges in Edmonton <p>The Zoning Bylaw team will provide support to this project and provide any relevant regulatory recommendations.</p>
10	Wind Study Analysis	June 2020 Urban Planning Committee	<p>Motion – At the October 15, 2019, Urban Planning Committee meeting, the following motion was passed:</p> <p>Wind Studies Terms of Reference. That Administration provide a report on terms of reference for wind studies, including testing and comfort criteria.</p> <p>The Zoning Bylaw team will provide support to this project and propose the necessary text amendments.</p>
11	Analysis of Development Permit Variances – 2019 Annual Report	June 2020 Urban Planning Committee	<p>Motion – At the June 10, 2013, Executive Committee meeting, the following motion was passed:</p> <p>That Administration prepare an annual report on planning approvals that will include an analysis of development permit variances.</p>
12	Permanent Supportive Housing – Phase 2	Q3 2020 Urban Planning Committee	<p>Administration initiated – Action 4 of the Infill Roadmap tasked Administration to re-examine the rationale for distinguishing and restricting collective housing options, and update regulations as needed.</p>

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2020 WORKPLAN: Current & Upcoming Projects



	PROJECT	ANTICIPATED TIMELINES*	MOTION / RATIONALE FOR WORK ITEM
13	Omnibus 2020	Q3 2020 Public Hearing	Administration initiated – Annual clean-up of the Zoning Bylaw consisting of housekeeping changes and corrections of minor errors and typographical omissions.

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2020 WORKPLAN: Current & Upcoming Projects →



ZONING BYLAW TEAM

COMPLETED PROJECTS

Zoning Bylaw Team

2019 WORKPLAN: Completed Projects

	PROJECT	COMPLETION DATE	MOTION / RATIONALE FOR WORK ITEM
1	Zoning Bylaw Text Amendments: 2019 Work Plan	February 12, 2019 Urban Planning Committee	Administration initiated – To set out anticipated projects for 2019.
2	Cannabis Legalization Follow Up Amendments (remove 9 month restriction)	February 25, 2019 City Council Public Hearing	Administration initiated – To remove a restriction related to Development Permits for Cannabis Retail Sales.
3	(RLD) Residential Low Density Zone	February 25, 2019 City Council Public Hearing	Administration initiated – To create a new Residential Low Density zone.
4	Zoning Bylaw Amendment – Garden Suites	February 25, 2019 City Council Public Hearing	<p>Motion – At the October 2, 2018 Urban Planning Committee meeting, the following motion was passed:</p> <p>That Administration prepare amendments to Zoning Bylaw 12800 as generally outlined in Attachment 3 of the October 30, 2018, Urban Form and Corporate Strategic Development report CR_5113, and return to a future City Council Public Hearing.</p>

Zoning Bylaw Team

2019 WORKPLAN: Completed Projects



	PROJECT	COMPLETION DATE	MOTION / RATIONALE FOR WORK ITEM
5	Impact of Location of Major and Minor Alcohol Sales	March 5, 2019 Urban Planning Committee	<p>Motion – At the October 2, 2018 Urban Planning Committee meeting, the following motion was passed:</p> <p>That Administration provide a report with the following information:</p> <ul style="list-style-type: none"> • The separation of Major and Minor Alcohol Sales from additional sensitive uses • Analysis of the impact of concentration of liquor stores on entertainment districts • Subdivision and Development Appeals Board decisions on appeals of Major and Minor Alcohol Sales • Current information about Cannabis Retail Sales approvals, variances and Subdivision and Development Appeal Board decisions; and • A description of Alberta Gaming, Liquor and Cannabis jurisdiction as a regulator of liquor stores.
6	Zoning for Leduc Annexation Area	March 11, 2019 City Council Public Hearing	<p>Administration initiated – Incorporate the Leduc regulations into Zoning Bylaw 12800 by creating a Special Area specific to land in the annexed area.</p>
7	Amendments to Zoning Bylaw 12800 – Major and Minor Alcohol Sales in the Downtown Core	March 5, 2019 Urban Planning Committee	<p>Motion – At the October 2, 2018 Urban Planning Committee meeting, the following motion was passed:</p> <p>That Administration prepare zoning bylaw amendments to:</p> <ol style="list-style-type: none"> 1. Reduce or eliminate the separation distance for Major and Minor Alcohol Sales in the downtown core, and include information about the implications of creating flexibility in high density residential and employment areas for alcohol sales; and 2. Draft regulations to improve the design and safety of Major and Minor Alcohol Sales across the municipality.

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2019 WORKPLAN: Completed Projects



	PROJECT	COMPLETION DATE	MOTION / RATIONALE FOR WORK ITEM
8	Zoning Bylaw Renewal UPC Report #1 – Principles and Approach	April 9, 2019 Urban Planning Committee	Administration initiated – Identified opportunity to improve the usability, policy alignment and effectiveness of Zoning Bylaw 12800
9	Amendments to the Overlay Created by Bylaw 18171 (Main Streets Overlay)	May 13, 2019 City Council Public Hearing	Motion – At the September 11, 2017, City Council Public Hearing, the following motion was made: That Administration consult with communities impacted by 109 Street Area Redevelopment Plan and prepare any appropriate amendments to the overlay created by Bylaw 18171.
10	Analysis of Development Permit Variances – 2018 Annual Report	June 11, 2019 Urban Planning Committee	Administration initiated – At the June 10, 2013, Executive Committee Meeting, the following motion was passed: That Administration prepare an annual report on planning approvals that will include an analysis of development permit variances.
11	Text Amendment to Zoning Bylaw 12800 to Simplify, Reduce, and Clarify Regulations for Liquor Stores	June 17, 2019 City Council Public Hearing	Motion – At the October 2, 2018 Urban Planning Committee meeting, the following motion was passed: 1. That Administration, as a part of the zoning bylaw renewal, conduct an analysis of regulating concentration of liquor stores, in a comprehensive approach based on land use impact. 2. That Administration prepare amendments to Zoning Bylaw 12800, as generally outlined in Attachment 2 of the March 5, 2019, Urban Form and Corporate Strategic Development report CR_6497, except for the liquor store opportunity area, and return to a future City Council Public Hearing.

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2019 WORKPLAN: Completed Projects



	PROJECT	COMPLETION DATE	MOTION / RATIONALE FOR WORK ITEM
12	Text Amendment to Zoning Bylaw 12800 to reduce barriers to Collective and Permanent Supportive Housing	July 15, 2019 City Council Public Hearing	<p>Motion – At the May 29, 2018, City Council meeting, the following motion was passed:</p> <p>That Administration conduct a review of how other cities zone for affordable housing generally and permanent support housing specifically; how other cities handle the permitting process, what options might exist for expedited approvals and solicit input from existing housing providers in Edmonton about challenges they face with the zoning bylaw and their suggestions for improvements.</p>
13	Medium Scale Housing Review (Missing Middle Zone Review)	August 26, 2019 City Council Public Hearing	<p>Motion – At the July 3, 2018 Urban Planning Committee meeting, the following motion was passed:</p> <p>That Administration prepare amendments to Zoning Bylaw 12800 as generally outlined in Attachment 6 of the July 3, 2018, Urban Form and Corporate Strategic Development report CR_4231, with further analysis of the implications of removing RF6 and options to incent and/or require larger units in medium density zones and return to a future Committee meeting with recommendations.</p> <p>This project supports Actions 22 and 24 of the Infill Roadmap 2018 workplan.</p>
14	One Year Review of the Update to RA9 High Rise Apartment Zone	September 23, 2019 City Council Public Hearing	<p>Administration initiated – Opportunity to review the major rewrite of the High Rise Apartment Zone to improve development feasibility and resolve any issues that have arisen after development industry has had a chance to review and implement.</p>
15	Text Amendments for Tiny Homes	December 9, 2019 Urban Planning Committee	<p>Motion – At the October 30, 2018 Urban Planning Committee meeting, the following motion was passed:</p> <p>That Administration provide a report with an analysis of the tiny homes industry including tiny homes on wheels.</p>