

Attachment 1: Right Sizing The Number of Zones

WHERE DID WE START?

During Phase I of the Zoning Bylaw Renewal Initiative, a series of Discussion Papers explored the consolidation of 46 standard zones into 15, as well as the idea of a hybrid Zoning Bylaw consisting of form-based and use-based zoning methods. As illustrated, the proposed zones demonstrate a clear progression based on distinct differences between one another, while providing flexibility to accommodate a broad range of built forms and uses.

WHERE ARE WE NOW?

To validate and refine the proposed approach and number of zones, a context analysis was undertaken to provide a comprehensive review of Edmonton's existing built form and patterns of development. The built environment can be categorized into different contexts (Place Types) that share common characteristics related to their physical form. The analysis indicated that at least 22 distinct Place Types currently exist within the Edmonton context, suggesting a need to consider splitting some of the proposed zones in two or even three to serve these different Place Types.

WHERE ARE WE GOING?

Administration will continue to refine the context analysis and the number of zones. Place Type information will be key to ensuring that the new zones in the Zoning Bylaw reflect the desired outcomes articulated in The City Plan, and address the unique conditions and contexts that make up Edmonton.

