

Foundational Zoning Issues: Options and Preferred Approaches

This attachment provides background information and options to address critical topics and questions received through the Zoning Bylaw Renewal Initiative's Discussion Papers, released from July through November 2020.

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Background

The Discussion Papers introduced several new ideas for how the new Zoning Bylaw could regulate land development in alignment with The City Plan. Engagement on the Discussion Papers generated many responses, prompting a series of critical questions and topics for Administration to explore further with City staff and public stakeholders:

- Different approaches to regulating uses with community concerns
- A proposed new approach to regulating residential neighbourhoods:
 - How residential activities could be defined
 - How development in mature areas could be regulated without the use of an overlay (Mature Neighbourhood Overlay)
- How climate actions could be incorporated into the new Zoning Bylaw

Administration conducted additional research on these topics, reviewed prior public engagement results, sought input from subject matter experts within Administration, and assessed the findings through a Decision Informing Tool (described as the 'Decision Making Framework' in CR_7509) and GBA+ and Equity Toolkit. The result of this work is a range of approaches and options. Additional stakeholder engagement on these topics is currently scheduled for June 2021. While results of this engagement were not available at the time of writing this report, they will be presented on the Zoning Bylaw Renewal Initiatives website.

Regulating Uses with Community Concerns

Over the years, Administration has reported on and amended the Zoning Bylaw to address uses with community concerns. This has led to increased regulation and a bylaw that is complex and not user-friendly, added time and cost to applicants during the development permit process, and difficulty to do business and invest in Edmonton.

With this in mind, the new Zoning Bylaw proposes a different approach to regulating uses, including:

- Combining activities with similar land use impacts into more broadly defined uses
- Applying a GBA+ and equity lens to the regulation of uses
- Ensuring that regulations are consistently based on land use impacts

Feedback provided on the proposed direction for uses has been mixed. While there is general support for broadened definition of uses, flexible regulations, and less restrictions on business locations, several concerns around the loss of City jurisdiction over contentious uses (e.g. pawn stores and adult-oriented stores/services) were expressed.

Canadian municipalities are often faced with similar issues. A jurisdictional review across the country revealed that cities often regulate uses based on community concerns. For example, separation distances are generally applied by cities to adult-oriented uses to create buffers from residential uses, schools, and places of worship. However, it was not clear if separation distances were applied based on land use impacts or on negative perceptions of those uses. Uses with quasi-industrial activities were either restricted to industrial zones or regulated based on land use intensity (e.g. Saskatoon permits microbreweries in some commercial zones, but limits breweries that have larger production facilities to industrial zones).

Findings to Date

Discussions with subject matter experts revealed general consensus:

- Regulations should consider land use impacts, not morality
- Regulations should be evidence-based
- Regulations should enable enforcement when required
- Specific uses should only be regulated when there are land use impacts associated with that particular activity, or when the scale/intensity of a use differs in certain contexts
- The Zoning Bylaw should be clear on the intent of regulations and the problems they aim to solve
- Changes to how uses will be regulated need to be socialized

- Identify tools to enforce issues that the Zoning Bylaw is unable to address
- Pre-notification requirements for uses with community concern can set up false expectations for engagement if the public is not able to influence decisions being made
- Separation distances can constrain location opportunities when separation distances are used in combination with restrictive zoning, in some cases to the extent that businesses will operate without permits and licencing
- Adult mini theatres and pawn stores do not need to be regulated as separate uses from other indoor sales and services uses

There was less consensus for child care services, crematoriums, breweries, body rub centres, bars and neighbourhood pubs, and nightclubs.

The Decision Informing Tool and GBA+ and Equity Toolkit provides several key insights:

- There is no legal requirement to regulate uses with community concerns as separate uses or to apply separation distances
- Health and safety impacts or other nuisances may need to be mitigated through zoning regulations to address specific uses
- Consolidate uses where possible into broader land use categories to reduce the potential of disproportionately impacting specific users/groups and use conditional uses to address land use impacts for specific activities
- More research is needed to evaluate land use impacts associated with crematoriums and to reevaluate separation distance requirements between child care services and industrial activities

Adult Mini Theatres

In researching permit data related to adult mini theatres, Administration found that since 1995, there has only been one development permit issued for an adult mini theatre, and this was permitted through the Subdivision and Development Appeal Board. This indicates that the use itself is antiquated and no longer requires use-specific regulation.

Pawn Stores

In 2018, Administration reported on the impact of pawn stores in *CR_4754 - Impact of Clustered Pawn Stores on Local Socio-Economic Conditions* and *CR_4755 - Amendments to Zoning Bylaw 12800 - Regulations for Pawn Stores*. Key findings of the report highlighted:

- Pawn stores provide alternative short term credit options to clients who may not be served by traditional lenders and face barriers to accessing credit, and who may rely on such loans to fill immediate needs, pay bills or support dependents
- Development permit decisions related to pawn store applications did not identify land use impacts directly associated with pawn stores

- Pre-notification requirements for pawn stores in specific areas of the city have not resulted in the identification of land use impacts that could inform the Development Planners decision
- Some pawn stores have more signage and less transparency along storefronts, limiting sightlines into and out of shops, which may contribute to a less attractive appearance
- Defining pawn stores separately from other similar uses, such as retail stores or financial services, can lead to reinforcing perceptions that pawn stores are associated with undesirable activities

The research also identified that an unintended consequence of regulating this use separately and restricting the location of this use to a limited number of zones may have contributed to the clustering of pawn stores along main streets and within the current CB1 and CB2 zones. This clustering may in turn amplify negative perceptions of the areas in which they occur.

Based on these findings and the feedback from internal subject matter experts, Administration's preferred approach is to incorporate Pawn Stores Use into the Indoor Sales and Service Use and apply regulations to promote better design and safety more broadly to new development. This change will ensure that the new Zoning Bylaw does not disproportionately impact specific users/groups and will support an efficient and predictable development permit process.

Child Care Services

There are currently a number of zones where Child Care Services can locate in Edmonton. Child Care Services is generally a permitted use in most commercial and mixed use zones, and a discretionary use in light industrial and residential zones. To support the public benefit of widely available child care, Administration proposes to incorporate this Child Care Services within the Indoor Sales and Services use, with uses that have similar land use impacts. This approach will provide widespread opportunities for child care providers as the Indoor Sales and Services use will be broadly permitted in many parts of the city. In addition, Administration proposes to make Child Care Services a defined term in order to establish regulations to address risk from hazardous uses or activities and where it is necessary to maintain separation distances from other uses.

Crematoriums

Based on a jurisdictional scan of how other municipalities regulate crematoriums, Administration found that other Canadian cities tend to restrict this use to industrial zones or institutional zones as an accessory activity to cemeteries. Some municipalities and provinces (i.e. Nanaimo, Mississauga, Toronto, and Manitoba) apply separation distance requirements between residential areas and crematoriums ranging from 60 metres to 300 metres. Only one municipality (Strathmore, Alberta) had zoning regulations related to crematorium emissions,

hours of operation and complaint reporting; however, this was cross referenced with their community standards bylaw regulations.

From a brief literature review on the impacts of crematoriums, Administration found that emissions from crematoriums are relatively low but are related to the material being combusted, some of which can be toxic to humans. However, the amount of emissions released is dependent on the type of incinerator that is used and operational practices and emission control measures (e.g., removing dental fillings containing mercury prior to cremation). Administration will conduct stakeholder engagement in June 2021 to gather further feedback on zoning regulations for crematoriums and will present this information in a future What We Heard report.

Body Rub Centres

Further analysis of the body rub centres use through the Decision Informing Tool and the GBA+ and Equity toolkit revealed that body rub centres should be incorporated with other indoors sales and services uses and separation distances should be eliminated to ensure the new Zoning Bylaw does not regulate land use impacts in a way that directly affects specific users and groups. However, at this time Administration proposes to maintain current separation distance requirements based on the recommendations outlined in the recent Community and Public Services Committee report *CR_7638 - Merits of a Five year exit Strategy on Licensing Body Rub Centres*. The report identified that the majority of practitioners, owners and community stakeholders support licensing body rub centres in Edmonton.

Further, a recent research study suggested keeping the relatively new licensing framework for body rub centres in consideration of the shifting legal landscape related to the federal legislation, the release of Alberta's action plan to address trafficking, and unknown impacts of the COVID-19 pandemic on citizens, governments and the economy. However, to support safer and better designed development across Edmonton, including Body Rub Centres, Administration proposes that regulations related to Crime Prevention Through Environmental Design (CPTED) be applied more broadly to more uses in the new Zoning Bylaw.

Breweries, Wineries and Distilleries

The current Breweries, Wineries and Distilleries use is characterized by three activities: industrial for the production of alcohol; retail for the sale of that alcohol for off-site consumption; and a drinking establishment for the consumption of alcohol produced on-site.

The Breweries, Wineries and Distilleries use is generally permitted in industrial areas and discretionary in commercial and mixed use areas. This use also has specific regulations to limit outdoor activities and public space available to

patrons, and is subject to design requirements to support safer environments for pedestrians. The intent of the current zoning of this use and associated regulations is to enable small scale operations, such as microbreweries, in commercial and mixed use areas, and to limit the floor area where patrons can taste and sample alcohol in more intensive industrial areas to prevent a brewery, winery or distillery from becoming a defacto bar or pub. To achieve this in the new Zoning Bylaw, Administration proposes to incorporate within the new Urban Industrial use and to apply regulations to ensure large industrial scale operations are located outside of commercial and mixed use areas.

Bars and Neighbourhood Pubs

Currently Bars and Neighbourhood Pubs are regulated based on land use intensity related to the amount of space that can accommodate customers. Bars and Neighbourhood Pubs tend to be zoned for commercial and mixed use areas, and listed as a discretionary use when accommodating larger capacities.

Although Bars and Neighbourhood Pubs appear to have similar characteristics to restaurants and specialty food services, in that they provide places for people to gather for eating and drinking, they may have impacts to other uses depending on their scale and hours of operation. Based on this, Administration proposes to incorporate this activity as a defined term in the proposed Food and Culture Establishment use and to apply regulations to the defined term to manage the potential land use impacts.

Nightclubs

Currently, Nightclubs are regulated based on land use intensity associated with the amount of space the establishment can accommodate patrons. Nightclubs tend to be listed as a discretionary use in commercial and mixed use areas, and permitted in some zones that can accommodate large commercial developments.

Although Nightclubs are similar to Bar and Neighbourhood Pubs, in that they provide places for people to gather for drinking, their primary purpose is to accommodate space for entertainment events, activities or performances, such as a dance club or cabaret. Based on these characteristics, Administration proposes to incorporate this activity into the Entertainment Establishments use, and apply more broadly regulations related to the size of the establishment, noise, lighting and hours of operation to this use.

Options Considered and Preferred Approach

Based on the findings to date, Administration considered the following options for the uses with community concerns.

Adult Mini-Theatres and Pawn Stores

- Option 1: No change to existing use definition or regulations
- Option 2: Incorporate these uses into the Indoor Sales and Service Use and eliminate the need for specific regulations related to Adult Mini-Theatres.

Administration's preferred approach is Option 2.

Child Care Services

- Option 1: No change to existing use definition or regulations
- Option 2: Incorporate this use into the Indoor Sales and Service Use and use a defined term to establish regulations to address risk from hazardous uses/activities and separate from other uses that have separation distances to this land use

Administration's preferred approach is Option 2.

Crematoriums

- Option 1: Maintain the existing use definition for Funeral, Cremation and Interment Services
- Option 2: Create a separation distance for crematorium when residential neighbourhoods are nearby but allow it in commercial or industrial areas
- Option 3: Only permit it in the industrial zones that have off-site impacts
- Option 4: Only permit in industrial areas and create separation distance when residential neighbourhoods are nearby

Further research and engagement is required to inform Administration's preferred approach.

Body Rub Centres

- Option 1: Incorporate this defined term as a subset of the Indoor Sales and Services use and maintain existing regulations and separation distances
- Option 2: Incorporate this defined term as a subset of the Indoor Sales and Services use and maintain existing separation distances but apply design regulations to support safer environments more broadly to new development
- Option 3: Incorporate this use into the Indoor Sales and Services use without separation distances and apply design regulations to support safer environments more broadly to new development

Administration's preferred approach is Option 2.

Breweries, Wineries and Distilleries

Option 1: Maintain existing separate use and regulations

Option 2: Incorporate this use into the Urban Industrial use to enable small scale breweries, wineries and distilleries in commercial and mixed use zones. Larger industrial scale operations would still be located outside of commercial and mixed use zones.

Administration's preferred approach is Option 2

Bars and Neighbourhood Pubs

Option 1: Maintain existing the existing use definition for Bars and Neighbourhood Pubs in order to exclude from specific zones

Option 2: Incorporate this use into the Food and Culture Establishments use and use defined terms in order to establish regulations addressing impacts from scale, noise, lighting, and operating hours

Administration's preferred approach is Option 2.

Nightclubs

Option 1: Maintain the existing use definition for Nightclubs in order to exclude from specific zones

Option 2: Incorporate this use into the Entertainment Establishments use and use regulations to address impacts from scale, noise, lighting, and operating hours

Administration's preferred approach is Option 2.

New Approaches to Regulating Residential Neighbourhoods

Regulating Residential Activity

Administration has and continues to simplify residential use regulations and definitions to reduce barriers and enable more diverse residential development throughout Edmonton. In 2019, the Missing Middle Zoning Review simplified the definitions for Apartment Housing and Stacked Row Housing to “Multi-unit Housing” to enable a greater variety of building types when developing more than three dwelling units. In 2020, Zoning Bylaw text amendments simplified the definitions for Group Homes, Limited Group Homes, and Temporary Shelters to “Supportive Housing” to provide more flexibility for housing providers to adapt to changing situations.

The Zoning Bylaw Renewal Initiative is an opportunity to examine how the Zoning Bylaw regulates land use development using a more effective and equitable approach, prompting a review of whether the Zoning Bylaw needs to differentiate between different living arrangements or residential building types if land use impacts are typically similar. For example, under the current rules, four townhouses with secondary suites could be allowed, but not an eight unit stacked townhouse building, despite having similar levels of residential activity. In addition, The City Plan provides policy direction to create opportunities for diverse housing options in all neighbourhoods of the city.

The Residential Zones Discussion Paper¹ proposed to define all different living arrangements using a single “Residential” use definition:

Existing Residential Use Definitions in Zoning Bylaw 12800		Proposed Definition in the new Zoning Bylaw
1. Duplex Housing	7. Semi-detached Housing	Residential
2. Garden Suite	8. Single Detached Housing	
3. Mobile Home	9. Fraternity and Sorority Housing	
4. Multi-unit Housing	10. Lodging Houses	
5. Row Housing	11. Live Work Unit	
6. Secondary Suite	12. Supportive Housing	

¹ The Zoning Bylaw Renewal Initiative’s Discussion Papers can be found on Engaged Edmonton and on the Initiative’s website (edmonton.ca/zoningbylawrenewal).

This simplified use definition would recognize that the act of living in one's home is similar for everyone regardless of the type of building that it is in. Impacts from residential activity are typically from the scale and intensity of the use of the site, which can be addressed through regulation.

The Municipality of High River uses a form-based Zoning Bylaw and is the only municipality that has simplified its residential use categories to a similar extent as currently proposed by Administration:

Residential: “means a category of Uses that include premises available for long-term human habitation by means of ownership and rental, but exclude short-term renting of less than a month's duration”

Previous public engagement indicated that residents and stakeholders may not have been aware of the proposed changes to Residential Use definition when reviewing the Discussion Papers. However, Administration has heard support for the increased diversity of housing types being offered.

Options Considered

Based on this previous work, Administration considered two options for regulating residential activity:

Option 1: Continue to define residential activities based on building types or other residential characteristics.

Option 2: Regulate all residential activity under a single use definition — “Residential”.

Findings to Date

While engagement on the proposed Residential use is scheduled for June 2021, preliminary findings at the time of writing this report indicates that a single Residential Use that focuses on whether the site is appropriate for someone to live in instead of the type of building that the home is located in has several potential benefits. It offers the potential to allow more diverse housing to be built throughout Edmonton's neighbourhoods by not being selective about building type (e.g. Single-detached Housing vs. Multi-unit Housing) or activity type (e.g. supportive housing). This would align with The City Plan's goals and directions to enable more housing options in all of Edmonton's neighbourhoods to ensure that every resident has reasonable access to safe and suitable housing. More housing options could also support people to age-in-place. The intensity, scale,

and massing of any residential use in the new Zoning Bylaw can be controlled through appropriate regulations within each zone.

While allowing more housing opportunities in neighbourhoods would provide positive benefits to residents looking for a home, the GBA+ and Equity Toolkit analysis indicates that this may also contribute to the risks of gentrification due to increased redevelopment opportunities. A simplified definition could more easily enable affordable housing. However, a broad-based change such as this does not guarantee more affordable housing will be built, as it addresses regulatory barriers but not economic or market-related challenges. This requires a suite of approaches and supports which are beyond the scope of the Zoning Bylaw Renewal Initiative. The analysis also identified the “fraternity and sorority housing” living arrangement as a residential activity needing further consideration to determine whether potential impacts would require this activity to be regulated separately.

Implementing this change will involve Administration working with services such as EPCOR and internal City departments to ensure that changes to land use definitions do not affect service processes that may rely on zoning definitions. Regulations within the new zones would also be needed to ensure that a simplified residential use does not result in increased infrastructure requirements.

Preferred Approach - Residential Use

Option 2: Administration’s preferred approach is to replace all residential use definitions in the current Zoning Bylaw and use a single Residential Use definition to describe the activity of living in a home.

How to Regulate Development in Mature Areas of the City Without the Mature Neighbourhood Overlay

The Mature Neighbourhood Overlay was introduced in 2001 due to the city's mature areas of Edmonton seeing suburban-style infill homes being built that appeared to not fit within the context of existing development. Its purpose was to maintain pedestrian friendly streets, limit the size of new homes to be similar to existing, provide sunlight access and privacy for neighbouring properties, and increase community awareness and opportunities to comment on proposed new development.

The original objectives of the overlay were to:

- protect treed boulevards by requiring the use of the rear lane for vehicular access;
- increase the rear yard requirements;
- maintain contextual front setbacks;
- lower the height allowed by conventional low scale residential zones;
- lower the allowable proportion of the basement to protrude from the ground; and
- address issues around gables and lofts in the top half storey.

Consideration was given to introducing additional architectural controls but the decision was made to not intrude further in the rights of property owners over design proposals.

In 2017, a revised Mature Neighbourhood Overlay was adopted to support infill development by requiring designs to respond to the context of a property and increasing predictability in the approvals process. The review was prompted by ongoing issues with infill development in mature areas including concerns about side yard setbacks (insufficient setbacks and their effect on drainage), height of new buildings, and new development creating overlook, privacy, and shadowing impacts.

Administration's recent Overlays and Residential Zones Discussion Papers discussed the Mature Neighbourhood Overlay and identified that this additional set of development regulations separate from the underlying zone results in a more complex regulatory process. In alignment with the goals of the new Zoning Bylaw, Administration is proposing to remove the Mature Neighbourhood Overlay and incorporate any relevant development regulations into the applicable residential zones of the new bylaw.

There is strong policy direction in The City Plan to allow for communities to evolve over time, to achieve more income diverse neighbourhoods, to enable ongoing residential infill and to support new regulations that are efficient, easily understood and supportive of innovative development outcomes. The City Plan

encourages high quality urban design, enhanced street design, an expanded urban tree canopy and preservation of our historic resources. The City Plan calls for us to be sensitive yet bold as we design and renew Edmonton's urban form, density, image and identity.

Findings to Date

While further engagement is needed to help inform the transition of Mature Neighbourhood Overlay regulations into the new Zoning Bylaw, Administration has received some feedback on this topic. Engagement during the release of the Overlays and Residential Discussion Papers involved the question of whether to keep the Mature Neighbourhood Overlay in the Zoning Bylaw or not. Feedback received included general support for the concept of simplifying the bylaw by removing overlays, but indicated that there are a number of regulations in the Mature Neighbourhood Overlay that should be retained, including front setback requirements, contextual regulations (such as height, building materials and side setbacks) and the required 40 percent rear yard setback.

General consensus was that the Mature Neighbourhood Overlay in its current incarnation is outdated, increases permit approval timelines and needs to be removed. The discussion within Administration focused on what elements of the Mature Neighbourhood Overlay should continue to be regulated, what should be removed and where further research and engagement is required.

Those elements of the Overlay that Administration determined **should be carried forward (but potentially regulated differently)** and incorporated more broadly to the proposed residential zones include:

- **Site access from a lane** - important to allow for boulevard trees, enhanced streetscape, and a safe mobility environment.
- **Design regulations** - regulating the characteristics and features that make a building notable or identifiable is challenging, as what is important to one person is not to another. However, through feedback from communities and within Administration it is believed that if design elements are removed, new developments could rely on materials and design elements that could reinforce an economic divide between neighbourhoods. Instead of regulating the architectural style of a specific building, the new regulations could control aspects of a building, such as its shape and scale, that contribute to the urban design of the city and create a pleasant environment along the street.
- **Side Setbacks** - Remove the contextual element found in the Mature Neighbourhood Overlay and align with the requirement under the Alberta Building Code of a minimum of 1.2 metres.
- **Building Height** - Should be consistently applied based on the level of intensity of the applicable zone and not restricted based on the

surrounding development that may have been developed under different standards and aesthetics.

- **Dormer size** - It is understood that the intent is to limit massing and control for design, however this requirement is overly restrictive and represents a degree of prescriptive control not anticipated for the new Zoning Bylaw.
- **Rear Yard Setback** - Regarding rear setbacks, consideration should be for impact to the lane and abutting properties, as the provision of parking is no longer a requirement. Administration will reassess the 40% rear yard requirement as this measurement can be inflexible for a range of potential residential forms.
- **Platform Structures** - simplify and streamline requirements for this form of development.

There were a number of regulations that require further engagement, research, and input:

- **Contextual Front Setback** - Due to the varied development patterns of the City's older neighbourhoods there can be stark changes in development patterns, resulting in infill development being pushed significantly further forward on the lot than adjacent properties, which can cause concern among neighbouring residents. A minimum and/or a maximum front setback would be easier to regulate and automate in the new bylaw.
- **Basement Elevations** - It was suggested that higher basement elevations can have an impact on the neighbourhood streetscape resulting in taller front entrances, bigger steps and imposing structures. This can sometimes be a necessity due to shallow utilities. While these issues were discussed, no clear consensus was reached within the subject matter experts.
- **Privacy** - The concept of neighbour-to-neighbour privacy in an urban environment is challenging where any building above a single story development can and will generate overlook into neighbouring properties. Regulating window placement and material type has some merit in terms of preventing sightlines into neighbouring homes; however, the process of applying privacy screening or setbacks as a means to prevent sightlines into outdoor space should not be regulated as extensively as it is currently regulated in the bylaw.
- **Garage Type** - Currently, rear attached garages are not permitted in the Mature Neighbourhood Overlay. If permitted, they could provide an alternative to front attached garages while preserving front streetscapes and boulevards. On the other hand, rear attached garages may raise concerns of neighbouring residents about impacts on rear yards. There

has not been a clear consensus on whether this type of built form should be permitted.

Preferred Approach - Mature Neighbourhood Overlay

Carry forward the following regulations and incorporate them into new residential zones:

- Site Access
- Design regulations
- Side setbacks
- Building height
- Dormer size
- Rear yard setback
- Platform structures

Further engagement, research and input are needed on the following regulations:

- Contextual front setback
- Basement elevations
- Privacy
- Garage type

Climate Actions in the new Zoning Bylaw

The 2018 Edmonton Declaration committed the City to take actions required to ensure that the global average temperature increase does not exceed 1.5°C. City Council also declared a Climate Emergency in 2019 and directed Administration to report quarterly on the City's climate action progress and future actions.

Further reinforcing strategic goals on energy transition and climate resilience, The City Plan provides policy direction to have more energy efficient buildings, transition to renewable energy sources, provide an efficient land use and transportation system, preserve natural areas and adapt to climate impacts. This policy aligns with the updated Community Energy Transition Strategy and Action Plan, which includes the following pathways and direction for regulatory changes relevant to the Zoning Bylaw:

- **Pathway 1: Renewable & Resilient Energy Transition**
 - **Action 1.3:** Regulatory and policy changes to support widespread adoption of renewable energy on appropriate land use
- **Pathway 2: Emissions Neutral Buildings**
 - **Action 2.2:** Incentives for new construction to build above minimum Building Code standards
- **Pathway 3: Low Carbon City and Transportation**
 - **Action 3.2:** Regulatory and policy changes to enable sustainable and resilient development
- **Pathway 4: Carbon Capture and Nature Based Solution**
 - **Action 4.2:** Expand green infrastructure, Low Impact Development, preserve natural areas in existing and new developments

The City Plan also aligns with Climate Resilient Edmonton: Adaptation Strategy and Action Plan, which was approved by Council in 2020. The action plan outlines some actions for the Zoning Bylaw, including:

- Integrating climate adaptation and resilience into The City Plan and Zoning Bylaw updates;
- Developing planning tools to integrate climate change resilience into planning processes; and
- Developing food and urban agricultural standards for urban development.

The climate-related actions proposed for the new Zoning Bylaw are focused on addressing two main issues:

- reducing carbon emissions and improving energy efficiency where possible; and
- ensuring development can adapt to the impacts of a changing climate.

Public engagement during the summer and fall of 2020 on the proposed directions identified in the Climate Resilience and Energy Transition Discussion Paper generated a wide variety of responses. In general, feedback included general support for electrifying neighbourhoods, solar panels on buildings, preserving solar access and reducing flood risks. The feedback also recognized the bylaw should consider how the cost and ease in implementing the rules can influence the effectiveness of the regulations.

Development industry feedback focused mainly on concerns about increased costs to development due to additional requirements, whether city infrastructure can support any new climate requirements and potential for regulatory overlap. Industry comments preferred the new Zoning Bylaw focus on increasing neighbourhood densities and only incentivize actions where appropriate instead of implementing regulatory requirements.

The following table highlights the climate action commitments that will be undertaken as part of the Zoning Bylaw Renewal Initiative, actions to be done after the renewal of the Zoning Bylaw, and actions that require further engagement and direction. At a minimum, Administration would ensure the new Zoning Bylaw does not create barriers for residents, businesses and developers to install climate friendly designs on their own.

Timing	Action / Commitment
<p>Adopt in the New Zoning Bylaw</p>	<p>Better Land Use Planning</p> <ul style="list-style-type: none"> Introducing standard mixed-use zones, allowing more business opportunities in residential neighbourhoods, and increasing housing options and densities <p>Protect Floodplains</p> <ul style="list-style-type: none"> Limiting development in flood risk areas, and requiring flood proof design for development in flood risk areas <p>Manage Stormwater Runoff at its Source</p> <ul style="list-style-type: none"> Continue to limit the maximum site coverage of impermeable surfaces for low density residential developments <p>Improve Food Security</p> <ul style="list-style-type: none"> Allow more urban agriculture without the need for permits while limiting urban expansion into agricultural lands <p>Ecosystem Resilience</p> <ul style="list-style-type: none"> Continue to preserve natural areas and require on-site landscaping to include diverse plant material and preserve trees

	<p>Enabling Regulations</p> <ul style="list-style-type: none"> ● Allow for height exemptions for renewable energy devices or green roofs, reduce setbacks for energy efficiency, and not require permits for district energy systems
<p>Adopted after Zoning Bylaw Renewal</p>	<p>Minimize Wildfire Risk</p> <ul style="list-style-type: none"> ● Adopting a wildfire risk map, apply wildfire hazard assessment in risk areas in order to limit or regulate development in these areas <p><i>Note: Current research study and mapping of wildfire risk for Edmonton is in progress with the University of Alberta and will inform potential future regulations</i></p>

On April 19, 2021, the *Revised Community Energy Transition Strategy - Final Strategy, Action Plan and Policy* was approved. Administration committed to work on developing an approach to climate-oriented development regulations and incentives, and to continue to engage with industry stakeholders on this topic. Included in this work could be the potential for future regulations in the Zoning Bylaw after the approval of the new Zoning Bylaw. Future amendments/additions could address:

- **Manage Stormwater Runoff at its Source**
 - Low Impact Development (LID) as an approach with performance metrics and regulations for these design elements
- **Increase Energy Efficiency / Carbon Emissions Reduction**
 - Improved energy efficiency for new development
- **Improve Transportation Options**
 - Electric Vehicle infrastructure requirements
- **Mitigate Temperature/Heat Risk**
 - Reflective roofing, greenwalls, cool paving etc.
- **Improve Food Security**
 - Edible landscapes through landscaping requirements
- **Increase Ecosystem Resilience**
 - Drought tolerant plant material through landscaping requirements

Preferred Approach - Climate Actions

Administration will continue to scope this work and the potential timing of implementation for the topics identified above. Administration is committed to working with the development industry on developing climate regulations and a

plan for their phasing in conjunction with other related bodies of work. The City of Edmonton will also advocate for a coordinated approach with regional partners and work with other levels of government to develop a more coordinated, comprehensive approach.