

# ZONING BYLAW RENEWAL INITIATIVE

## Zoning Bylaw Renewal Report #3: Approaches and Structure of the New Zoning Bylaw

Edmonton

June 29, 2021  
Urban Planning Committee, Item 6.1

# CITY PLAN IMPLEMENTATION



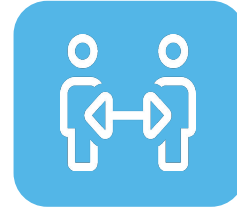
## Planning, Policy & Regulation



## Process & Service Delivery



## Data & Measurement



## People, Partnerships & Change Management

### Examples

- District Planning
- City Planning Framework
- **Zoning Bylaw Renewal**

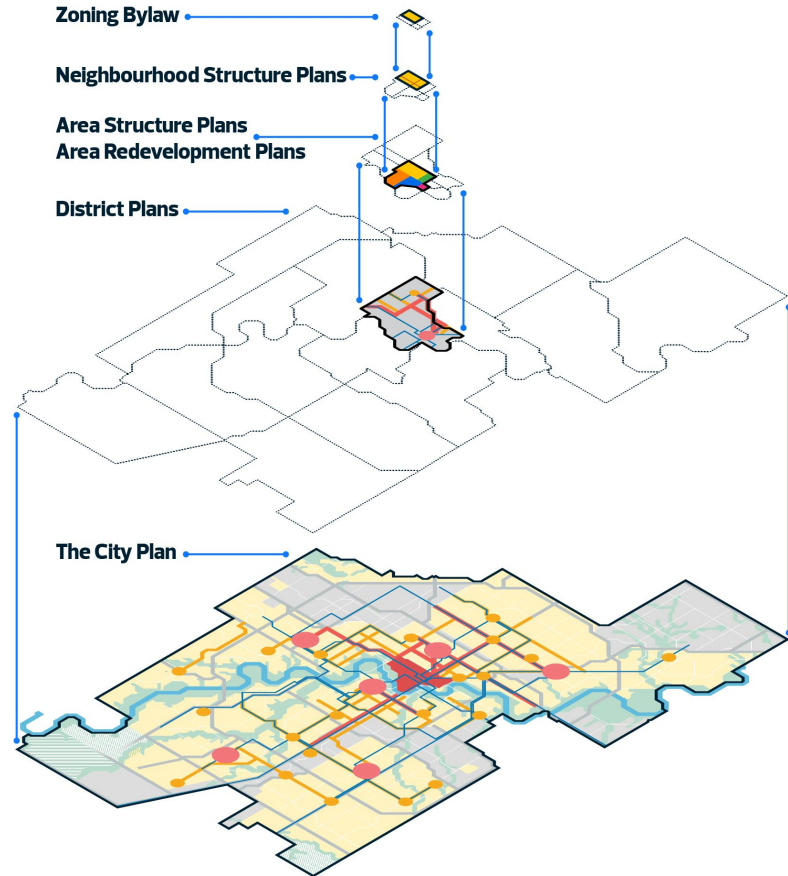
- Prioritized budgeting
- Business planning
- Operational service delivery

- Measures and targets
- Transparent reporting

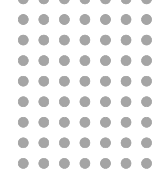
- Organizational change management
- External relationships and partnership

# ZONING BYLAW RENEWAL INITIATIVE

*To develop a strategic, simplified and streamlined Zoning Bylaw to enable people, places and businesses to thrive and prosper.*



# PROJECTS & GOALS



## ZONING BYLAW RENEWAL INITIATIVE

NEW ZONING BYLAW

REZONING

TECHNOLOGY

IMPLEMENTATION



Develop a **user-friendly** Zoning Bylaw that is **aligned** with City policies and directions

**Rezone** properties city-wide **to align** with the zones in the new Zoning Bylaw

**Ensure a smooth transition** to a new Zoning Bylaw and new online tools (technology)

**Streamline & simplify** Zoning Bylaw regulations and associated services and processes

# FEWER ZONES

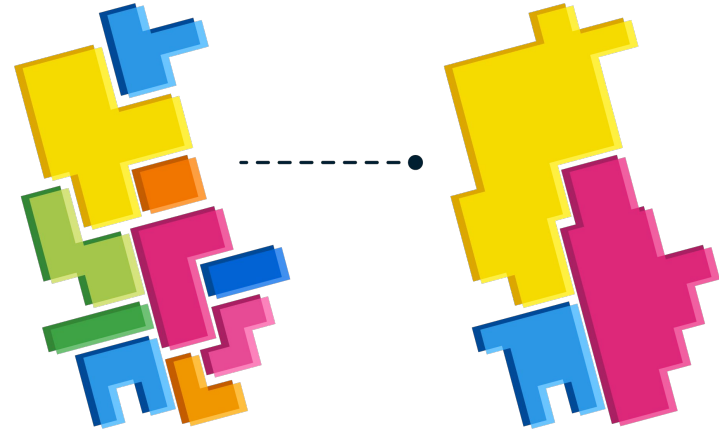
Reduce overlap between zones, eliminating redundancies

Reduce complexity, making it clear what regulations apply to a particular property

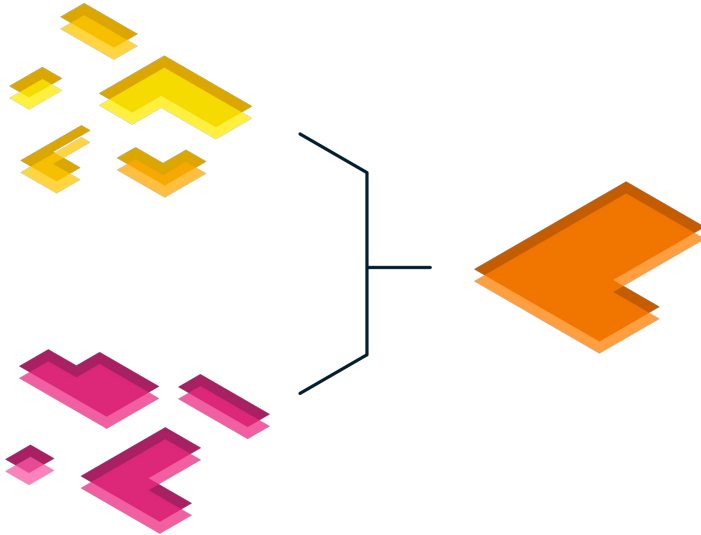
Reduce the need to rezone land, saving time and money for applicants, public, and the City

Reduce regulatory barriers, supporting growth and a range of development

Support greater equity



# BROADER USES



Combining uses will result in groups of broader use categories **allowing for a greater range of activities to occur in a particular building or space.**

# CONDITIONAL USES

- Replaces **discretionary uses**
- Greater certainty to applicant and community about what can be allowed on a site
- Uses that become a permitted use **if** an additional set of regulations are met
- Additional regulations can still be granted variances

# REZONING FRAMEWORK

- A set of guiding principles to inform what a property's new zone will be (*complete*)
- Guidance for in-progress development applications that may be subject to the new Zoning Bylaw while the file is under review (*in-progress*)



# EQUITY & ZONING BYLAW RENEWAL

- Advance The City Plan's vision for an inclusive /compassion city
- Reflect our city's current size, future direction, and diversity:
  - Accommodate all housing needs
  - Support informal gatherings, recreation, arts, culture, and spirituality
  - Foster greater clarity and understanding, enabling more people to engage and use it
- Intersect planning best practice with an equity lens

# GBA+ AND EQUITY TOOLKIT



A **tool** to provide **guidance** to the Zoning Bylaw Team (and others) on how best to consider concepts of **equity and diversity** while drafting regulations



An **opportunity** to offset the **disproportionate impacts** felt by certain segments of the population



An **opportunity** for introspection and consideration of **privilege and equity** in the work that Edmonton's administration undertakes

# NEXT STEPS

- Draft and test the new Zoning Bylaw
- GBA+ and Equity Toolkit usage during regulation writing
- Internal review and engagement of draft Zoning Bylaw
- Preparation and analysis of a draft Zoning Map
- Acquiring new technology
- Developing implementation plans for service delivery
- Public and stakeholder engagement - January to March 2022