

Planning for the Future
Urban Planning & Economy

Edmonton

**From Policy to a Home: Planning
and Development Process &
Zoning Bylaw Renewal**

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Strategic Wayfinding



Delivering excellent customer service to support
Edmonton as a place to live and thrive.

The Next 90 Days of the Planning & Development Process

In the next
30 days...

- The budgets are being prepared and prioritized within Administration which includes new fee schedules

In the next
60 days...

- City Council Public Hearing

In the next
90 days...

- City Council Public Hearing

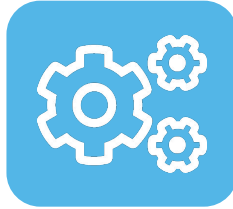
The City Plan Implementation Approach



Planning, Policy & Regulation

Examples

- District Planning
- City Planning Framework
- Zoning Bylaw Renewal



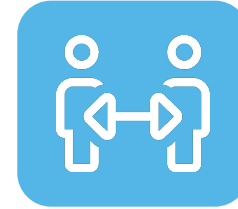
Process & Service Delivery

- Prioritized budgeting
- Business planning
- Operational service delivery



Data & Measurement

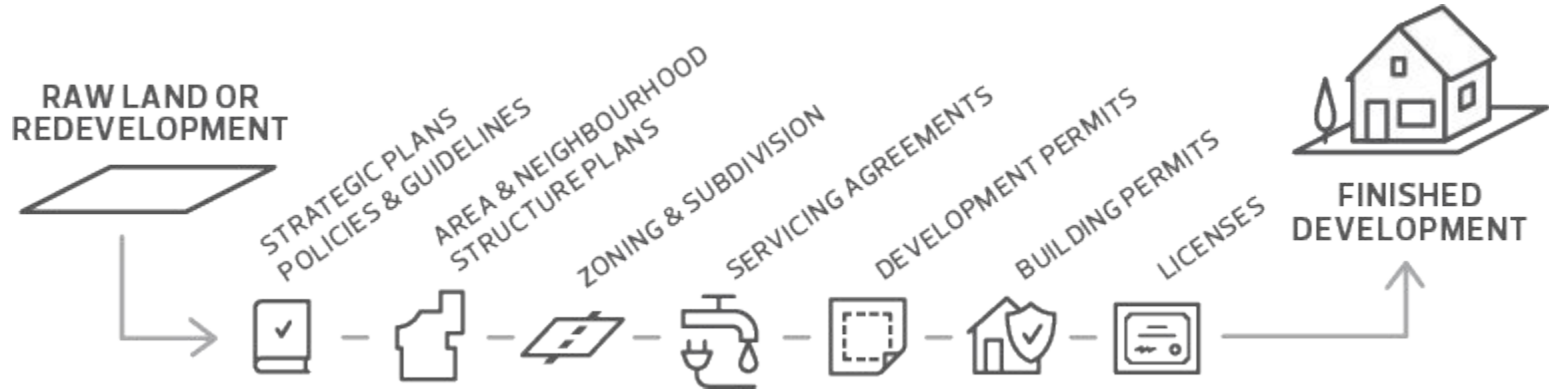
- Measures and targets
- Transparent reporting



People, Partnerships & Change Management

- Organizational change management
- External relationships and partnership

Area and Neighbourhood Structure Plans



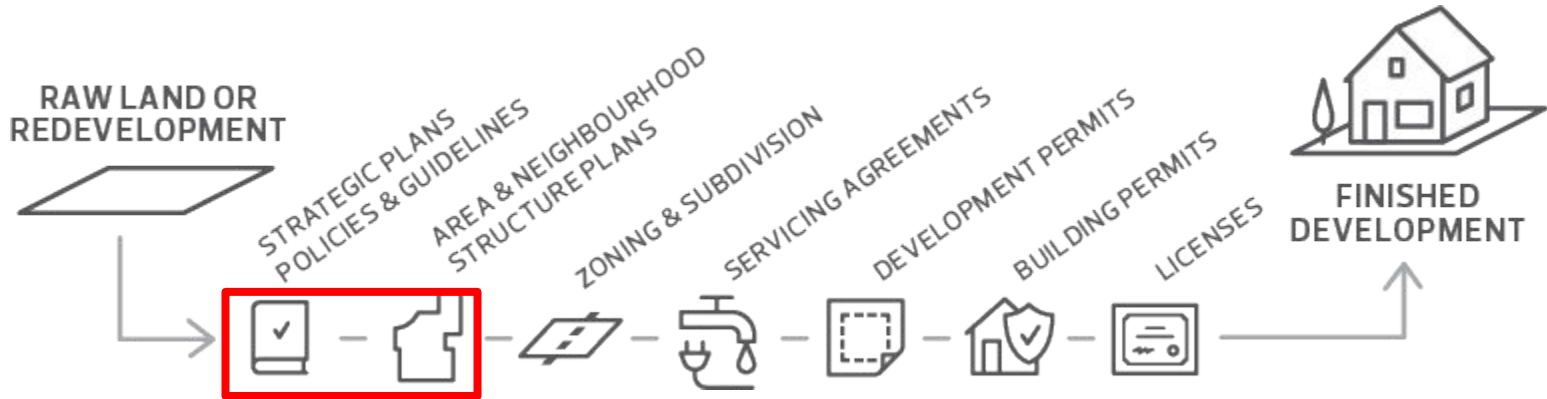
Strategic Plans, Policies + Guidelines

High-level goals and objectives to guide physical, economic, social growth, and development

Policies and Guidelines provide detailed direction to achieve strategic goals and objectives



Area and Neighbourhood Structure Plans

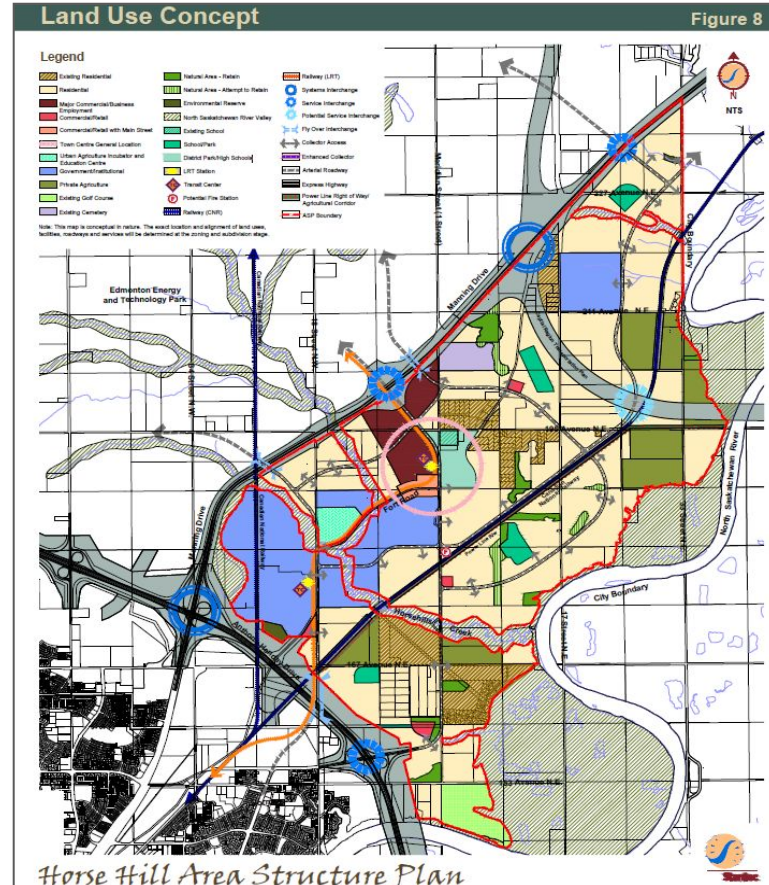


Area Structure Plans

High-level outline of how an area or neighbourhood group will develop

Locate major facilities, arterial roadways, and general land use categories

Generally over 200 ha with 50,000 – 80,000 residents



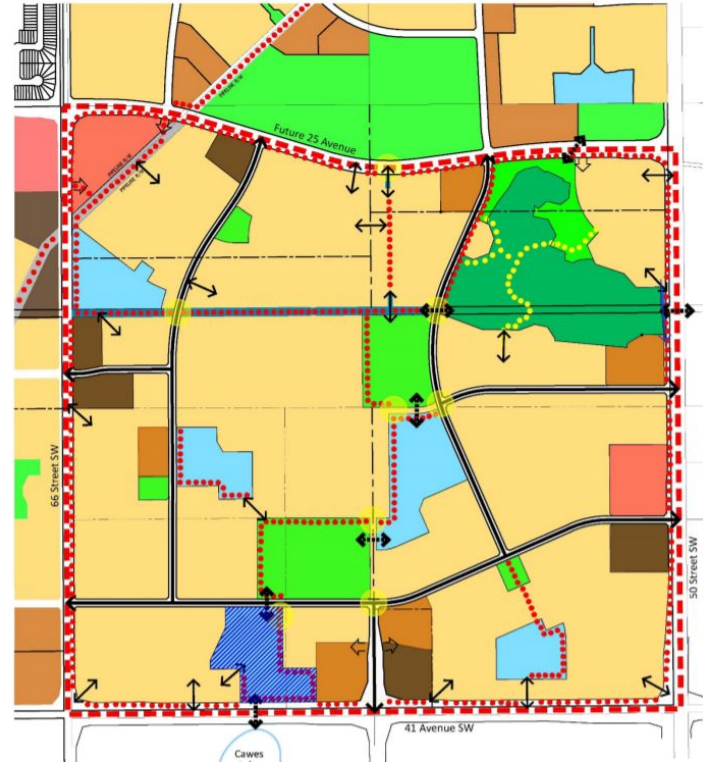
Neighbourhood Structure Plans

Detailed size, configuration, location:

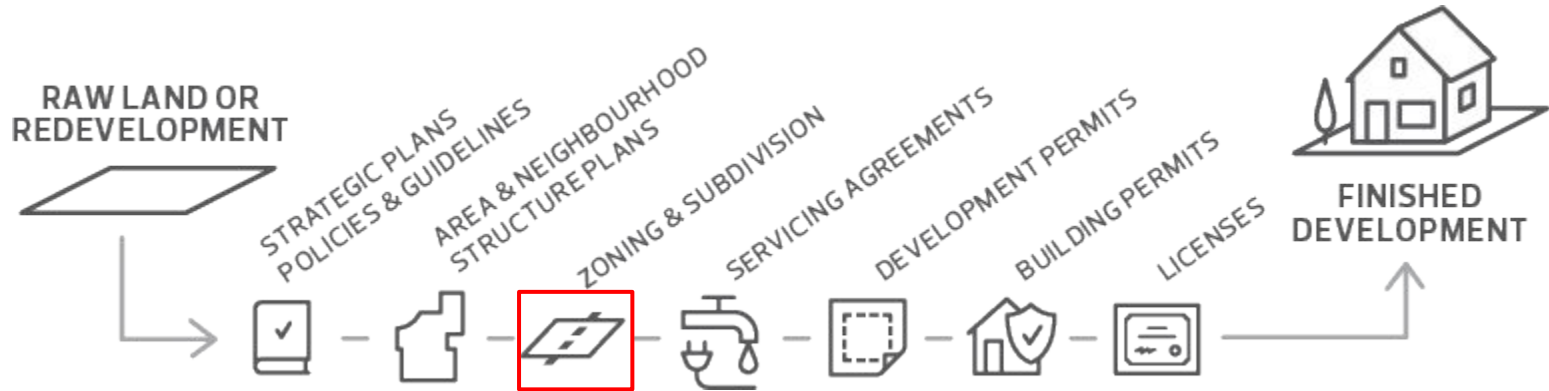
- Future land uses and densities
- Mobility network
- Municipal services
- Staging of development

Policies to guide planning and design of buildings, streets, parks, community facilities, transit service, and other infrastructure

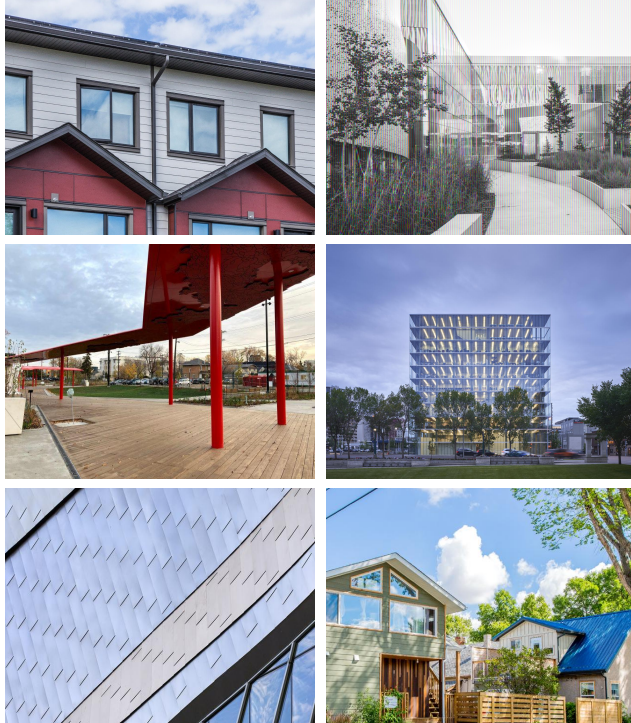
Generally 60 - 400 ha and 4,000 - 7,000 residents



Zoning & Subdivision



What is Zoning?



ZONING IS ABOUT:

- What can be built where
- Allowed types of building and activities

ZONING IS NOT ABOUT:

- Regulating groups of people or behaviours
- How buildings are built
- Exactly what a building looks like

The Zoning Bylaw is the “rulebook”
for all development in Edmonton

Subdivision

Divides land into two or more parcels to obtain legal titles

Authority from the MGA

Guided by Statutory Plans, Zoning, and City engineering standards

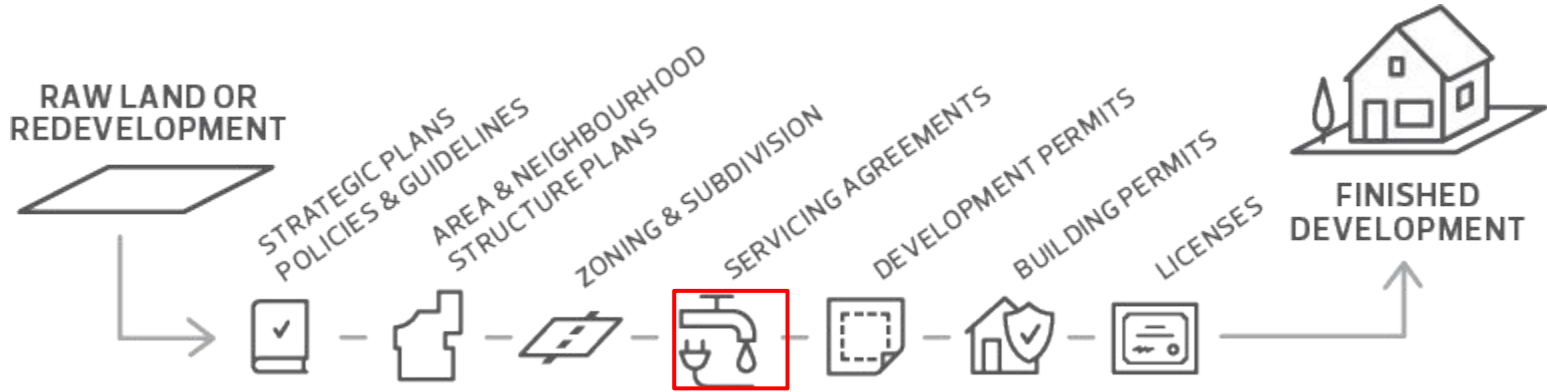
Location, size, shape of lots and roads

Often require Servicing Agreements

- Municipal improvements (sewers, water, roads, etc.) to be built by the Developer
- Maintenance/Ownership



Servicing of New Neighbourhoods

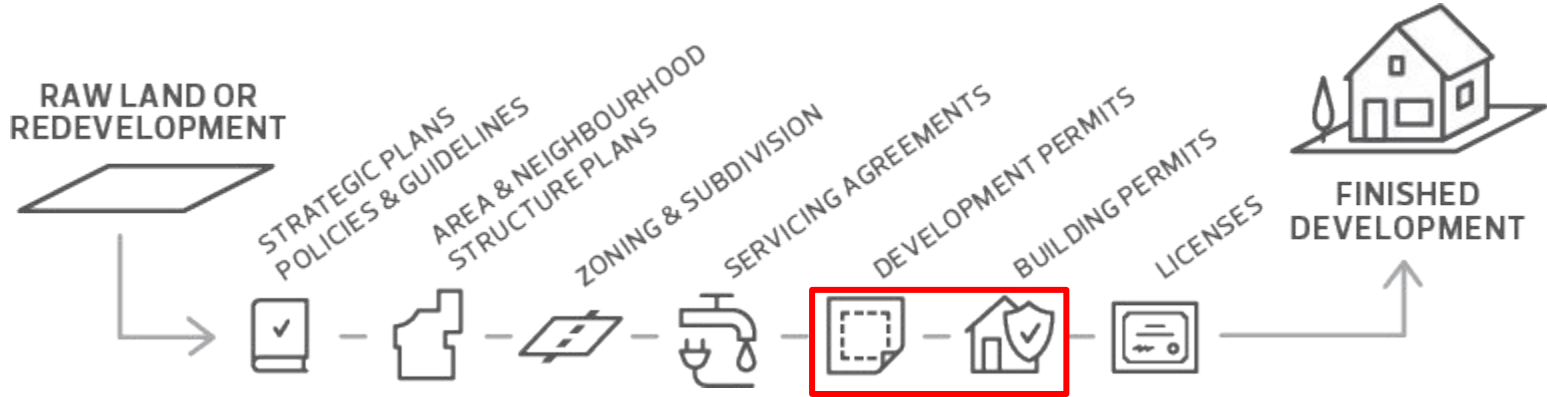


Servicing Agreement

- Servicing agreements make provision for construction of municipal improvements to service a community, such as:
 - water mains
 - storm and sanitary sewers
 - storm ponds
 - roads and sidewalks
 - power and street lighting
 - landscaping



Development Permit



Development Permits

- A development permit approves the use of a site, as well as the size and location of any buildings or structures.
- Development permit approvals must be obtained for new construction, renovations, businesses, and changes of use to existing buildings.



Building and Trades Permits and Inspections

- Building and trades permit ensure the development meets the Alberta Building, Electrical and Plumbing Codes.
- Building safety is regulated through issuing permits and performing inspections.



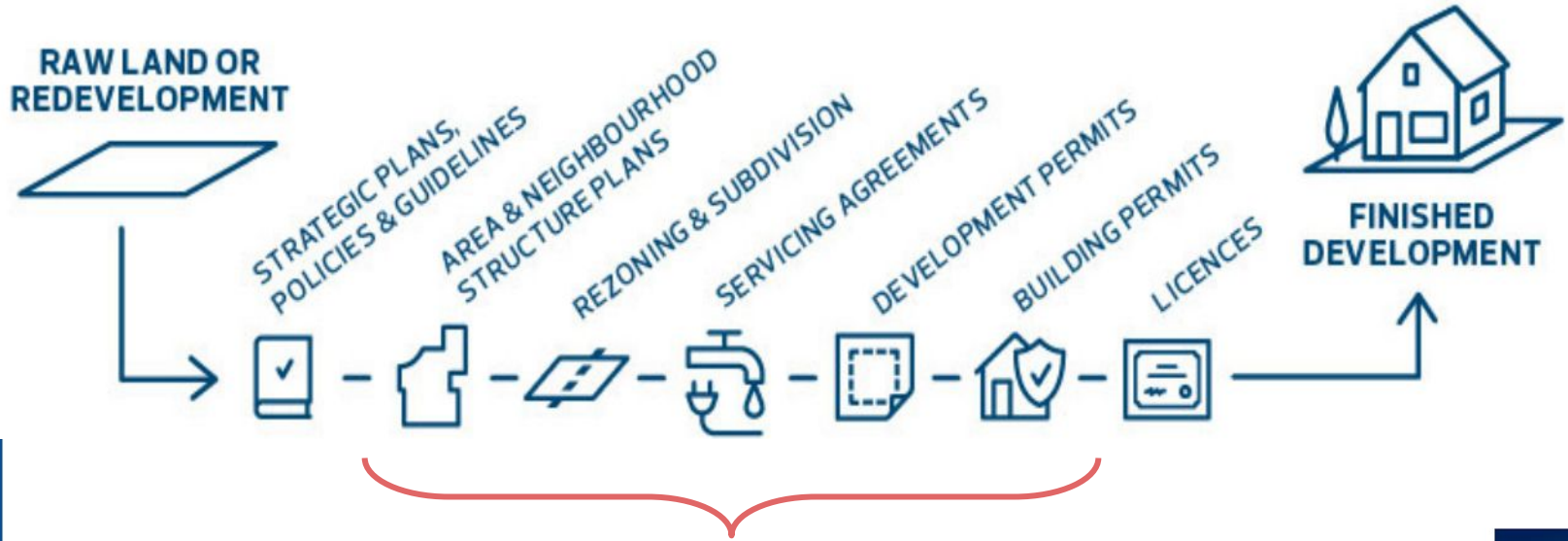
Development Permit and Landscaping Inspections



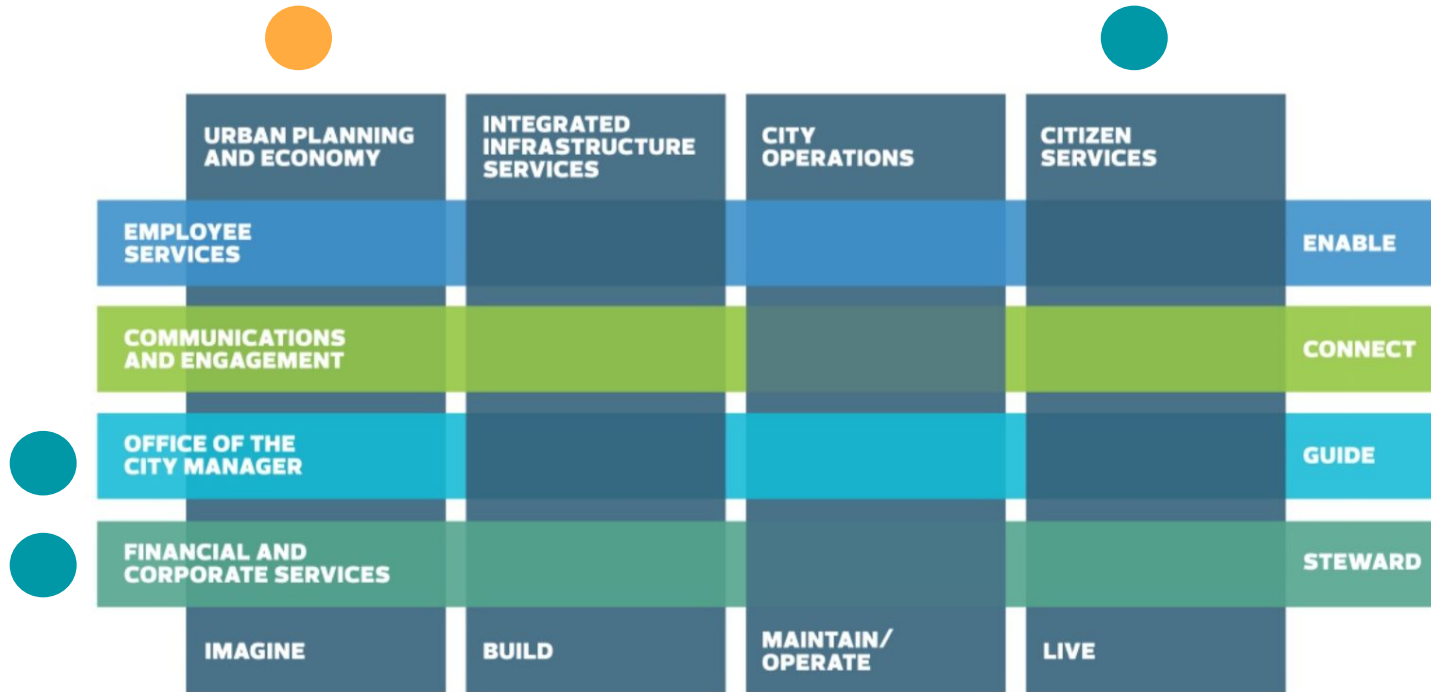
Lot Grading



Fiscal Policy for the Planning and Development Business



Corporate Wayfinding - Zoning Bylaw Renewal



 = Lead Department  Supporting Departments

The Next 90 Days of Zoning Bylaw Renewal Initiative

In the next
30 days...

- Administration is drafting the new Zoning Bylaw and map

In the next
60 days...

- Public Notification Bylaw Amendment (City Council meeting for first reading)

In the next
90 days...

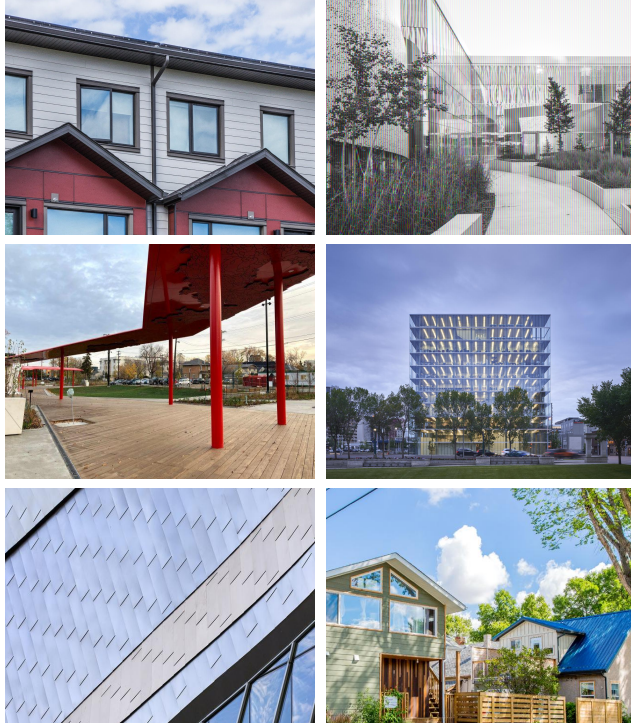
- Public and Stakeholder Engagement (Q1 2022)
- Public Notification Bylaw Amendment (Public Hearing for 2nd and 3rd reading)
- Report to Urban Planning Committee in Q1 2022 - Zoning Bylaw Report #4

Making Transformational Impacts

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



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Why Renew?



To Align with
Evolving Strategic
Policy and Directions



To Support Economic
Development and Provide
Excellent Service



To Advance
Equity

Zoning Bylaw Renewal Initiative Projects

NEW ZONING BYLAW



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

REZONING



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

TECHNOLOGY



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

IMPLEMENTATION



Streamline & simplify Zoning Bylaw regulations and associated services and processes

Our Approach

1 New Layout and Interface

2 Accessible Language

3 Hybrid Bylaw

4 Fewer, More Enabling and Inclusive Zones

5 Broader Uses

6 Purposeful and Enforceable Regulations

7 A Zoning Bylaw for Everyone

→ **Gender Based Analysis Plus Pilot Project**

Choosing What to Regulate and Why

Decision Informing Tool

Should we regulate it?

- Legal obligation
- Policy alignment
- Good planning practices/principles
- Land use impact
- Weighing the risks involved
- Stakeholder and public input
- Gender Based Analysis Plus & Equity impact
- Enforceability
- Reasonability and cost of service
- Alternative means of regulation

If yes, then to **what degree?**

- Health & safety
- Consequences
- Reasonability
- Improves or advances equity
- Stakeholder and Public input
- Predictability
- Service outcomes
- Land use impact
- City impact on local scale and city-wide scale
- Monitoring

Equity & Zoning Bylaw Renewal

- Advance The City Plan's vision for an inclusive and compassionate 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

Gender Based Analysis Plus 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

Big Decisions



Small Scale
Residential



Infrastructure
Costs



Market
Trends



Climate
Resilience



Business
Friendliness



Program Achievements

New Zoning Bylaw

- Facilitated comprehensive engagement activities and technical analysis to confirm regulatory approach
- Developed tools for transparent decision-making and consideration of equity

Rezoning

- A set of guiding principles to inform what a property's new zone will be
- Guidance for in-progress development applications
- Advertisement and notification

Upcoming Work Plan

New Zoning Bylaw & Rezoning

- City-wide public engagement scheduled for Q1 2022

Technology & Implementation

- Building a website to display the new Zoning Bylaw
- Developing a new interactive zoning map with site specific information
- Automating greenfield single and semi-detached houses
- Updating workflows and processes
- Developing training/educational plans and programs for staff and customers

Partnerships

- Council and Administration
- Edmontonians
- Developers/Builders
- Businesses
- Consultants

Takeaways

- The Zoning Bylaw is an important tool to enable The City Plan, and to welcome an additional 1 million people to Edmonton
- Administration is creating a streamlined and simplified regulatory and planning landscape; one that will enable and steward social and economic investments and growth throughout our city
- The Zoning Bylaw Renewal Initiative will support red tape reduction, improved service delivery, sustained community and economic investment, and more equitable outcomes

Previous Council Touchpoints

Date	Decision & Impact
April 2019	<ul style="list-style-type: none">● CR 6664: Zoning Bylaw Renewal Report #1 - Principles and Approach● <i>Approved as information</i>
February 2020	<ul style="list-style-type: none">● CR 7696: Zoning Bylaw 2020 Work Plan● <i>Approved as information</i>
February 2021	<ul style="list-style-type: none">● CR 7509: Zoning Bylaw Renewal Report #2 - Bylaw Structure and What We Heard● <i>Approved as information</i>
June 2021	<ul style="list-style-type: none">● CR 7697: Zoning Bylaw Renewal Report #3 - Approaches and Structure of the New Zoning Bylaw● <i>Approved as information</i>

Snapshot- Future Touchpoints

Date	Decision & Impact
Q4 2021	<ul style="list-style-type: none">Public Notification Bylaw Amendment for first reading: to provide clarity on electronic notification for rezoning public hearing (Q2 2022 Bylaw Amendment to Public Hearing)
Q1 2022	<ul style="list-style-type: none">Zoning Bylaw Renewal Report #4: update on approach
Q2 2022	<ul style="list-style-type: none">Zoning Bylaw Renewal Report #5: to present draft Zoning Bylaw and map
Q3 2022	<ul style="list-style-type: none">Council Public Hearing on new Zoning Bylaw: to discuss and adopt new Zoning Bylaw and map

Improving the Customer Experience

Policy & Regulation

Examples

- Open Option Parking
- Zoning Bylaw Renewal
- Business Licence Bylaw Renewal

Customer Experience

- Dashboards for current queue times and application status
- Enhanced liaison service for major projects
- Customer focused support

Service Delivery

- Expedited house permits
- Partial building permits
- Setting service levels

Technology & Data

- eServices
- Automated permit reviews
- Artificial Intelligence for risk-based inspections



Red tape reduction efforts between 2018 and 2021 will save residents and businesses **261,000 days** and **\$4.6 million annually** as a result of improved permit and licensing processes.



Questions

November 3, 2021

Edmonton