



Urban Planning and Economy

Edmonton

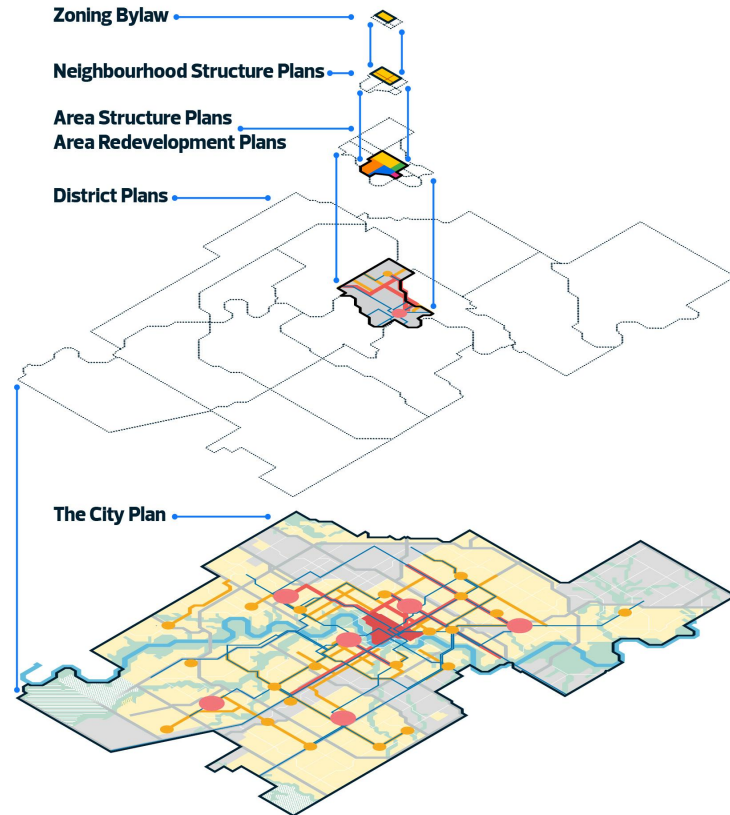
**Zoning Bylaw Renewal Report #4**  
- Proposed Zones, Initiative Update  
and Next Steps

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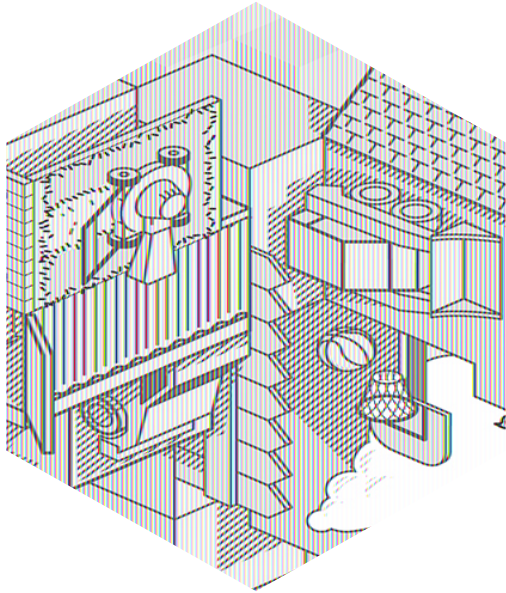
[edmonton.ca/zoningbylawrenewal](http://edmonton.ca/zoningbylawrenewal)

# Planning Context

- The City Plan
- District Plans
- Area Structure Plans / Area Redevelopment Plans
- Neighbourhood Structure Plans
- **Zoning Bylaw**



## Zoning Bylaw Renewal Initiative



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

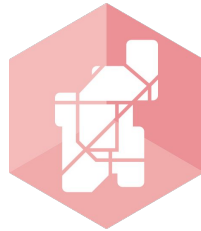
# Zoning Bylaw Renewal Initiative Projects

## NEW ZONING BYLAW



- Writing and refining (partial to full draft)
- Testing new zones
- Apply various tools and frameworks
- Engagement in September 2022

## REZONING



- Rezoning framework
- Refining zoning equivalency table
- Drafting zoning map
- Engagement on draft zoning map in September 2022

## TECHNOLOGY



- Design and build CMS prototype
- Design interactive Zoning Map
- Design Development Applications Map

## IMPLEMENTATION



- Assessing impacts to service delivery
- Development permit automation
- Preparing transition plan for applications in progress

# Proposed Zones

## Residential

1. Small Scale Residential 1
2. Small Scale Residential 2
3. Small Scale Residential 3
4. Medium Scale Residential

## Mixed Use

5. Neighbourhood Mixed Use
6. General Mixed Use

## Commercial

7. Neighbourhood Commercial
8. General Commercial

## Industrial

9. Business Employment
10. Medium Industrial
11. Heavy Industrial

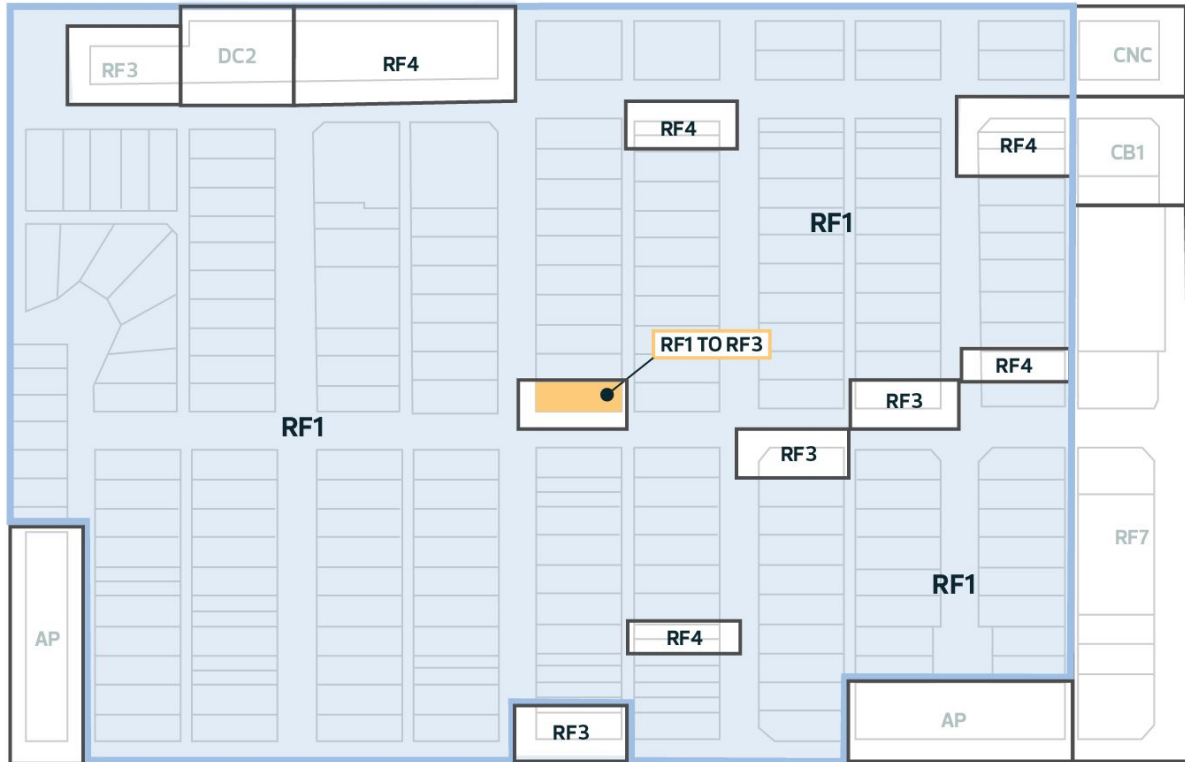
## Open Space and Civic Services

12. Natural Areas
13. River Valley
14. Urban Parks and Services 1
15. Urban Parks and Services 2
16. Public Utility
17. Urban Institutional
18. Alternative Jurisdiction
  - Urban Services (under consideration)





























## Agricultural and Rural

19. Agricultural
20. Rural
  - Reserve (under consideration)

# Sample Scenario: Residential Redevelopment



# Small Scale Residential Zone Approach

Development type	CURRENT BYLAW				NEW BYLAW
	RF1 Single Detached Residential	RF2 Low Density Infill	RF3 Small Scale Infill	RF4 Semi-detached Residential	RS2 Small Scale Residential
Single detached					
Semi-detached					
Duplex					
Multi-unit housing (includes row housing)					
Secondary suite					
Garden suite					
Commercial Uses (limited)					

# Sample Scenario: Change of Use





# Engagement Approach



**Educate**



**Listen**



**Discuss**



**Refine**

# Upcoming Activities

Timing	Activity
April to August	<ul style="list-style-type: none"><li>● Distribute <i>The Builders</i> Comic Book</li><li>● Videos</li><li>● Podcasts</li><li>● External Website - 'Information Hub'</li><li>● Engaged Edmonton</li><li>● Social Media</li><li>● Monthly Blogs - <a href="http://transforming.edmonton.ca">transforming.edmonton.ca</a> to read stories</li><li>● Newsletters</li><li>● Targeted Stakeholder Engagement on zoning topics</li><li>● Presentations on the Zoning Bylaw Renewal Initiative</li><li>● Communication &amp; Marketing Campaign - awareness</li></ul>
September to November	<ul style="list-style-type: none"><li>● City-wide engagement on draft Zoning Bylaw and Map - variety of ways to get involved!</li><li>● Circulation of draft Zoning Bylaw and Map</li></ul>

## Zoning Bylaw Renewal Initiative

- Enable The City Plan
- Create a streamlined and simplified regulatory and planning landscape
- Provide modern regulatory foundation from which the City can build upon and addressing specific zoning opportunities
- Tailor the design of engagement activities based on audience, time commitments and specific needs.

# Questions and Thank You

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