A scenic view of the Edmonton skyline at sunset, with the city lights reflecting on the water of a river. The sky is a mix of orange, yellow, and pink. The foreground is filled with green trees and bushes.

CR_4814 - Developer
Contributed Public
Amenities in Direct
Control Zoning

Edmonton

Project Overview

Committee

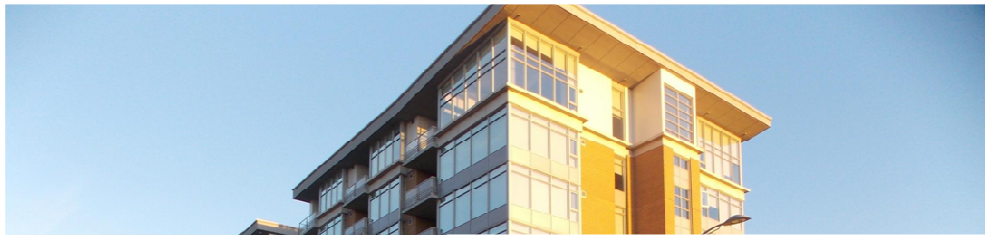
Input

July 2016 - Project start

May 2017 - Confirm project direction

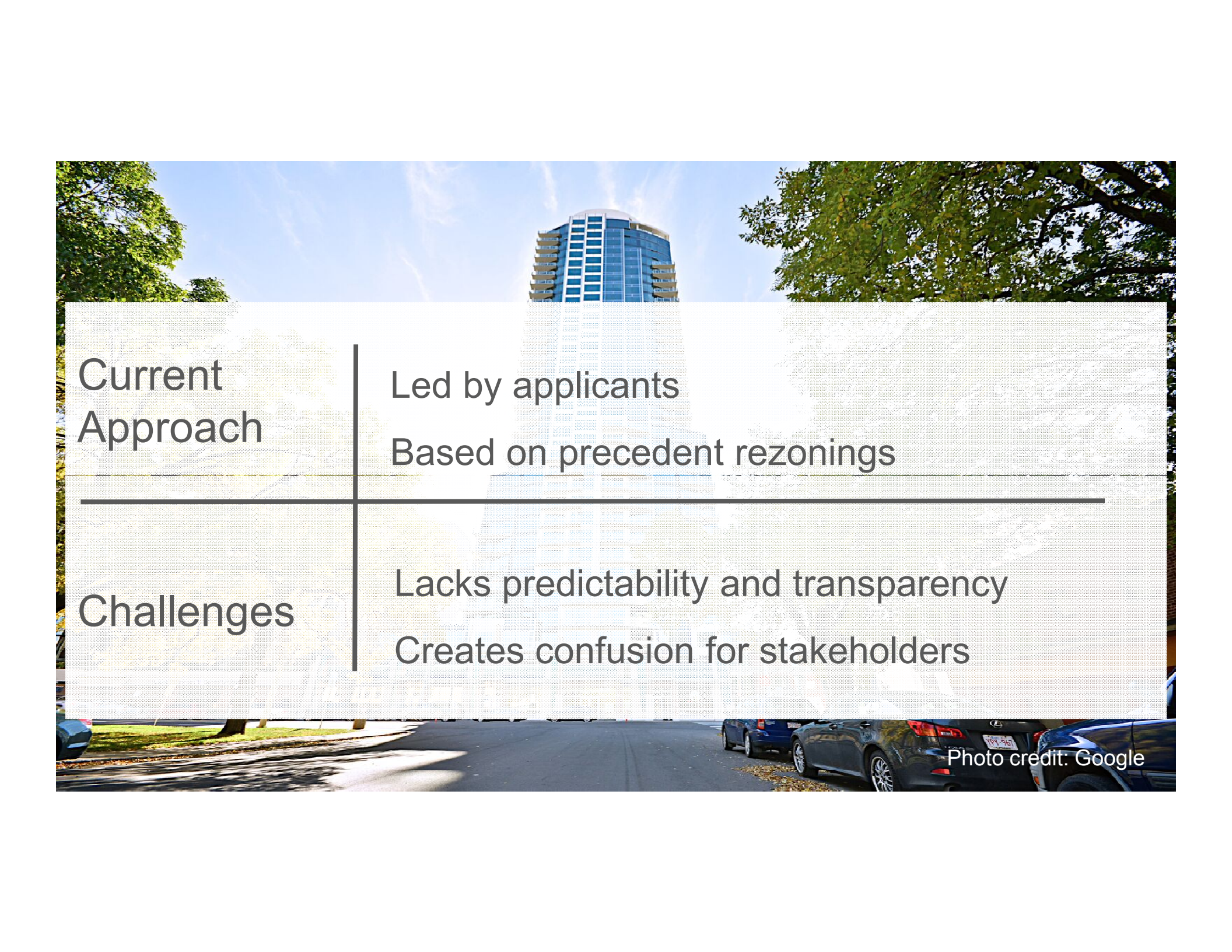
November 2017 - Present framework

June 2018 - Present policy



Infill Development in Edmonton

Edmonton wants to encourage high quality infill development that contributes to the communities in which it is located.



Current
Approach

Led by applicants
Based on precedent rezonings

Challenges

Lacks predictability and transparency
Creates confusion for stakeholders

Photo credit: Google



Framework Principles

Transparency

Predictability

Flexibility

Contribution Stability



Framework Principles

Transparency

Predictability

Flexibility

Contribution Stability

The image is a digital architectural rendering of a city street scene. In the background, there is a tall, modern building with a glass facade and balconies. The sky is blue with scattered white clouds. In the foreground, a paved plaza is visible with several people walking. A large, semi-transparent white grid overlay covers the central part of the image, containing text. The text is arranged in a list format, with 'Flexibility' being the most prominent word.

Framework Principles

Transparency

Predictability

Flexibility

Contribution Stability



Framework Principles

Transparency

Predictability

Flexibility

Contribution Stability

Framework Summary

Policy Development

Part A

Community consultations define amenity priorities in a list

Part B

Initial rate for contribution requirement is set based on precedent rezonings

Implementation

Step 1

Applicant calculates contribution requirement and proposes amenities from priority list equal to requirement

Step 2

Administration reviews applications and community stakeholders provide input through the rezoning process

Step 3

Council is informed of application's compliance with contribution requirements





Policy Development

Part A

Community consultations define amenity priorities in a list

Part B

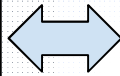
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Implementation

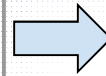
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Step 3

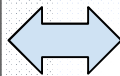
Council is informed of application's compliance with contribution requirements



Implementation

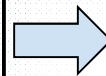
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Step 3

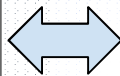
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Implementation

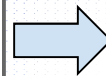
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Step 2

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Lessons Learned

Shared expectations make for a better process

Consistent application of rules supports equity

Providing amenities does not have to be a burden

A nighttime photograph of the Edmonton skyline, featuring several illuminated high-rise buildings and a river in the foreground. A large white rectangular box is centered over the image, containing the text "Thank you".

Thank you

The logo for the city of Edmonton, consisting of the word "Edmonton" in white text on a blue square background.

Edmonton