

## ZONING BYLAW RENEWAL REPORT #5 - Draft Zoning Bylaw

### RECOMMENDATION

That the November 22, 2022, Urban Planning and Economy report UPE01257, be received for information.

<b>Requested Council Action</b>	Information Only		
<b>ConnectEdmonton's Guiding Principle</b>	<b>ConnectEdmonton Strategic Goals</b>		
<b>CONNECTED</b> This unifies our work to achieve our strategic goals.	<b>Urban Places</b>		
<b>City Plan Values</b>	LIVE		
<b>City Plan Big City Move(s)</b>	A Community of Communities  A Rebuildable City	<b>Relationship to Council's Strategic Priorities</b>	15-Minute Districts  Economic Growth  Climate Adaptation and Energy Transition
<b>Corporate Business Plan</b>	Transforming for the Future		
<b>Council Policy, Program or Project Relationships</b>	<ul style="list-style-type: none"> <li>• Zoning Bylaw 12800</li> <li>• Permit and Licensing Improvement Initiative</li> <li>• District Planning</li> <li>• Edmonton Economic Action Plan</li> <li>• Community Energy Transition Strategy</li> <li>• Climate Resilient Edmonton: Adaptation Strategy and Action Plan</li> </ul>		
<b>Related Council Discussions</b>	<ul style="list-style-type: none"> <li>• UPE00978 Zoning Bylaw Renewal Report #4 - Proposed Zones, Initiative Update and Next Steps (April 12, 2022)</li> <li>• Charter Bylaw 19918 - Public Notification Bylaw Amendment No. 1 (March 15, 2022)</li> <li>• CR_7697 Zoning Bylaw Renewal Report #3 - Approaches and Structure of the New Zoning Bylaw (June 29, 2021)</li> <li>• CR_7509 Zoning Bylaw Renewal Report #2 - Initiative Update and Next Steps (February 2, 2021)</li> <li>• CR_6664 Zoning Bylaw Renewal Report #1 - Principles and Approach (April 9, 2019)</li> </ul>		

### Executive Summary

- To support Edmonton's growth, change and competitiveness, the City's policies and regulatory tools need to evolve and align with Edmonton's long-term city-building needs as outlined in The City Plan. The Zoning Bylaw Renewal Initiative is an integral part of this work.
- The new Zoning Bylaw will create a modern regulatory environment that focuses on simplifying and streamlining requirements, while helping to create a more equitable, climate-resilient, livable and adaptable city for all.
- The draft Zoning Bylaw, "Know Your Zone" Rezoning Map and the new Zoning Bylaw online platform were released publicly on September 15, 2022, and will be available for review and feedback until December 18, 2022.
- Releasing the draft Zoning Bylaw and Rezoning Map publicly is a significant project milestone and represents years of research, engagement, technical analysis and modelling.
- Edmontonians and industry stakeholders have the opportunity to refine the bylaw, map and online platform by sharing feedback both online and in-person via Engaged Edmonton ([engaged.edmonton.ca/zoningbylawrenewal](https://engaged.edmonton.ca/zoningbylawrenewal)), online workshops, open houses, pop-up events, meetings, chats with planners and Urban Planning Committee.
- This report presents the first draft of the new Zoning Bylaw and an update on the Zoning Bylaw Renewal Initiative. Administration will refine the draft Zoning Bylaw and return to Urban Planning Committee with a revised draft in Q2 2023 prior to advancing to public hearing.

### REPORT

The Zoning Bylaw Renewal Initiative is a multi-year comprehensive modernization of Edmonton's current Zoning Bylaw that includes rethinking how, what and why the City regulates zoning and land development. Renewing the Zoning Bylaw is a long-overdue process that will help implement The City Plan's long-term vision and create a city where all people, places and businesses can thrive and prosper.

This report presents the first draft of the new Zoning Bylaw, an overview of public engagement activities and a progress update on the four projects of the initiative:

1. New Zoning Bylaw - writing a new Zoning Bylaw
2. Rezoning Map - rezoning land city-wide to align with the new Zoning Bylaw
3. Technology - updating technology to manage the new Zoning Bylaw and improve online customer service
4. Implementation - navigating a smooth transition to the new Zoning Bylaw and technology

### New Zoning Bylaw

The draft Zoning Bylaw, Attachment 1, is the foundation for engagement with both community and internal City reviewers. Feedback garnered through this engagement will ensure the bylaw

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and map presented at public hearing balance streamlining regulations with ensuring development supports our city building goals.

Attachment 2 provides an overview of the draft Zoning Bylaw, including the general intent of each zone, key highlights of the proposed changes and the current Zoning Bylaw 12800 equivalencies. It also provides the proposed approach to other aspects of the draft Zoning Bylaw, such as overlays, general sections and the introduction of a 'context modifier' tool.

The draft Zoning Bylaw's proposed changes are necessary to realize The City Plan's vision to live locally (15-minute communities), bring the nodes and corridors vision to life, enable incremental infill with diverse and flexible housing options, support economic opportunities, protect Edmonton's natural systems and advance climate actions through more effective land use planning.

The Zoning Bylaw Renewal Initiative developed an approach to rewriting the bylaw at the onset of the project to ensure the final bylaw simplified and streamlined regulations. The approach considered feedback and perspectives from the public, aligned with City policy and municipal best practices and supported development trends. Attachment 3 outlines the approach and how it was incorporated into the draft Zoning Bylaw for its intended purpose.

The changes presented in the draft Zoning Bylaw will challenge the City's conventional way of regulating land use. Creating a modern regulatory environment that simplifies and streamlines requirements requires a different approach to regulation. This includes continuing to regulate the things that matter most to Edmontonians, while offering flexibility on other development outcomes.

### **Rezoning Map**

Implementing the new Zoning Bylaw's zones will require the majority of properties in the city to be rezoned, which will result in a new zoning map. Properties will be rezoned to the closest equivalent zone under the new Zoning Bylaw. A draft "Know Your Zone " Rezoning Map was created for engagement purposes and was released on Engaged Edmonton to provide information about the current zones, proposed zones and any other regulations that may apply.

The Rezoning Map applies the Rezoning Guiding Principles that were presented in Zoning Bylaw Renewal Report #4 (UPE00978, Urban Planning Committee April 12, 2022). A set of criteria were developed to inform what a property's new zone will be in alignment with the guiding principles. Attachment 1 of this report outlines the proposed new zoning equivalencies for each zone. The criteria are subject to change as Administration continues to engage with Edmontonians.

### **Technology and Implementation**

A new online platform is being developed to serve as the primary place where users will interact with the new Zoning Bylaw. The new platform seeks to improve user experience and accessibility by using updated technology. Version 1 of the new Zoning Bylaw's online platform was released on September 15, 2022, along with sample content from the draft Zoning Bylaw, to gather feedback on the platform's usability and invite ideas on how it can be improved.

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New interactive zoning and development activity maps are also being developed to replace existing zoning and development maps. The new zoning map will include site-specific zoning information for every property in Edmonton, and the new development activity map will display in-progress rezoning and development permit applications. These maps will focus on enhancing the online user experience for those developing and investing in Edmonton or those seeking information about developments happening in a community.

### **Initiative Timeline**

A detailed timeline of the initiative's deliverables can be found in Attachment 4. Some highlights include:

- Public engagement on the draft Zoning Bylaw, "Know Your Zone" Rezoning Map and the new online platform for the Zoning Bylaw is available on Engaged Edmonton until December 18, 2022
- Public engagement on the second draft of the draft Zoning Bylaw and Rezoning Map will take place in Q2 2023
- The final draft Zoning Bylaw will be presented to Urban Planning Committee in June 2023.
- Draft Zoning Bylaw and Rezoning Map to proceed to Public Hearing in Q4 2023.

### **Budget/Financial Implications**

Earlier in 2022, Administration extended the timeline for the Zoning Bylaw Renewal Initiative by one year, as reported in Zoning Bylaw Renewal Report #4 (UPE00978, Urban Planning Committee April 12, 2022). A service package request has been submitted as part of the 2023-2026 budget to cover the scope of adjustment.

### **Legal Implications**

The first draft of the Zoning Bylaw has received cursory legal review by Administration and is subject to change. The draft Zoning Bylaw will have a full legal review prior to the Public Hearing process scheduled for Q4 2023.

## **COMMUNITY INSIGHT**

The Zoning Bylaw Renewal Initiative is currently seeking feedback to refine the draft Zoning Bylaw, "Know Your Zone" Rezoning Map and the new Zoning Bylaw online platform. From September 15 until December 18, 2022, Edmontonians will have opportunities to engage in a variety of ways, including:

- Sharing feedback on the Draft Zoning Bylaw and Overview of the New Zoning Bylaw on Engaged Edmonton, through a guided feedback tool that enables participants to explore the documents and provide comments and questions throughout;
- Sharing thoughts on the new online platform that will host the new Zoning Bylaw by using an online form;
- Attending virtual and in-person workshops, open houses and pop-ups events; and

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- Booking a time with a planner to ask questions and share feedback.

Zoning is a complex topic that can be difficult for many to understand and engage in. As such, Administration created a number of tools and resources to break down zoning topics and help Edmontonians understand zoning's connection to The City Plan. The Making Space podcast and City Plan Implementation video series are two key educational resources Administration released this summer to help Edmontonians prepare for meaningful engagement with the project. The resources provide accessible information on the Zoning Bylaw Renewal, District Planning and connect both projects' outcomes to The City Plan's vision.

Additional tools were created to guide Edmontonians through engagement, including glossaries, tutorials, Zone Overview videos, 'Chat With a Planner' sessions and Conversation Starters, which are all available on Engaged Edmonton. The Conversations Starters highlight some of the big shifts and desired outcomes proposed in the new Zoning Bylaw and key zoning topics of interest to Edmontonians. These documents are intended to spark conversations and will be used in the virtual workshops. The themes of the Conversation Starters include the following:

- Guiding Neighbourhood Redevelopment
- Fostering 15-Minute Communities
- Enabling Growth in Nodes and Corridors
- Supporting Development in Edmonton
- Supporting Greater Climate Resilience
- Changing the Way We Regulate Uses

The Zoning Bylaw Renewal Initiative, District Planning, Growth Management and River Valley Modernization teams have been working collaboratively to implement The City Plan's land use concept and policies. The teams have been coordinating engagement and communication strategies to make it easier and more convenient for all Edmontonians to participate.

### **GBA+**

Administration applied an equity lens to the regulation writing process and this identified new opportunities to support equity through the draft Zoning Bylaw. As reported in Zoning Bylaw Renewal Report #4 (UPE00978, Urban Planning Committee April 12, 2022), Administration created a GBA+ and Equity Toolkit to consider social inequities, identity factors and equity measures during the regulation writing process. The toolkit included a series of probing questions and resources to challenge biases and assumptions about the content and quality of the draft regulation. The process was also an opportunity to learn about social inequities perpetuated through zoning.

Applying an equity lens prompted Administration to draft regulations that:

- Are based on land use impacts—not regulating people or their behaviours;
- Minimize the distinction between different living arrangements to accommodate all housing needs and reflect the desire to ensure adequate housing for all;

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- Create more flexible zones to provide more employment opportunities throughout neighbourhoods and improve livability (15-minute community concept);
- Provide more flexible regulations to accommodate informal gatherings, recreation, arts, culture and spirituality throughout the city;
- Adjust process(es) which may struggle to take in account the needs and opinions of certain populations, such as notifying property owners but not renters for notifications of proposed development; and
- Use plain language, where possible, so the bylaw is easier to understand and interpret and retire specific words and terminology to address problematic terminology (such as using 'pathways' instead of 'walkways' and removing the word 'man-made').

## **ATTACHMENTS**

1. Draft Zoning Bylaw
2. Overview of the New Zoning Bylaw
3. Approach - Rethinking the Way We Zone
4. Zoning Bylaw Renewal Initiative Timeline