

### Approach - Rethinking the Way We Zone

The Zoning Bylaw Renewal Initiative is an opportunity to rethink how land and development is regulated in Edmonton and to collectively question whether the right things are regulated. The new Zoning Bylaw is intended to:

1. Align with strategic policies and directions;
2. Provide regulations that support better development outcomes;
3. Be user-friendly for all audiences, with clear, purposeful and enforceable regulations; and
4. Be efficient and effective in its regulations and adaptable over time.

To achieve these goals, a different approach to developing regulations was needed to ensure the Zoning Bylaw will allow for greater flexibility, adaptability and service excellence.

An approach to writing a new Zoning Bylaw was developed at the onset of the Zoning Bylaw Renewal Initiative. The approach considers feedback and perspectives from Edmontonians, aligns with City policy and municipal best practices, and supports development trends.

The following provides a summary of how the approach will deliver a simplified and streamlined Zoning Bylaw:

Approach Developed	Outcome
<p><b>A Zoning Bylaw for everyone — advancing equity through zoning</b></p> <p>Write regulations through the lenses of inclusivity, accessibility, reconciliation, age and gender, to ensure that a new Zoning Bylaw builds an Edmonton for everyone</p>	<ul style="list-style-type: none"> <li>● The draft bylaw mitigates unintended social impacts of proposed regulations through the application of the GBA+ and Equity Toolkit and through an equity lens</li> <li>● The intent is that proposed regulations:                             <ul style="list-style-type: none"> <li>○ Address land use impacts – not regulating people or their behaviour,</li> <li>○ Enable diverse housing options throughout the city,</li> <li>○ Use inclusive language,</li> <li>○ Reduce opportunities for discriminatory appeals with fewer Discretionary Uses, and</li> </ul> </li> </ul>

Approach Developed	Outcome
	<ul style="list-style-type: none"> <li>○ Increase consistency, clarity and predictability to embed equity in the decision-making process</li> </ul>
<p><b>Purposeful and enforceable regulations</b></p> <p>Make it easier to build and do business in Edmonton, and open the door for innovative and sustainable designs</p>	<ul style="list-style-type: none"> <li>● The draft Bylaw has fewer regulations overall — and each regulation has a purpose</li> <li>● The intent is for a more accessible bylaw, with reduced regulatory complexity and more predictable development and enforcement processes</li> </ul>
<p><b>Fewer, more enabling and inclusive zones</b></p> <p>Consolidate similar zones, accommodate a greater range of development outcomes and ensure each zone aligns with Edmonton's long-term city-building objectives</p>	<ul style="list-style-type: none"> <li>● The draft bylaw has reduced the number of standard zones (from 46 to 23) to ensure distinct differences between zones</li> <li>● The new zones include greater flexibility in building types and use combinations</li> <li>● The intent is to allow communities to adapt over time, reduce the number of amendments (map and text) to the Zoning Bylaw and reduce the reliance on Direct Control and Special Area zones</li> </ul>
<p><b>Broader uses</b></p> <p>Combine uses into broader use categories to help future proof the new Zoning Bylaw through a more versatile, inclusive approach</p>	<ul style="list-style-type: none"> <li>● The draft bylaw has reduced the number of uses (from 125 to 52) to provide more flexibility and less prescriptive control</li> <li>● In order to address land use impacts, previous Discretionary Uses will be permitted provided an additional set of regulations and conditions are met</li> <li>● The intent is that a greater range of activities can occur in a particular building or space, which will accommodate emerging</li> </ul>

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	<p>business models and housing forms, and reduce the need for change of use permits</p> <ul style="list-style-type: none"> <li>• Opportunities for appeals to the Subdivision and Development Appeal Board (SDAB) are reduced with fewer Discretionary Uses</li> <li>• Equity in the decision-making process is improved by providing greater consistency, clarity and predictability in the bylaw</li> </ul>
<p><b>New layout and interface</b></p> <p>Provide a new layout and interface to improve user experience and enhance understanding of regulations and their impacts</p>	<ul style="list-style-type: none"> <li>• The draft bylaw has a consistent layout with tables and diagrams to clearly communicate regulations and intended outcomes in a visual way</li> <li>• A new online platform for the Zoning Bylaw has been acquired to improve user experience and accessibility</li> <li>• The intent is to develop a bylaw that is approachable in its presentation and easy to navigate</li> </ul>
<p><b>Accessible language</b></p> <p>Provide regulations that will be understood by most people while ensuring that the rules can be legally enforced</p>	<ul style="list-style-type: none"> <li>• The draft bylaw uses plain language and commonly-understood terms where possible, while minimizing the use of jargon</li> <li>• The intent is to develop a bylaw that is easier to read and interpret by Edmontonians</li> </ul>
<p><b>Hybrid bylaw</b></p> <p>Follow a hybrid bylaw structure to provide a variety of zoning tools, helping to ensure that the right</p>	<ul style="list-style-type: none"> <li>• The draft bylaw is primarily a use-based bylaw (known as Euclidean zoning) and incorporates some elements of form and performance-based zoning</li> </ul>

<b>Approach Developed</b>	<b>Outcome</b>
regulatory tool can be used to achieve a particular outcome	<ul style="list-style-type: none"><li>• The intent is that the bylaw considers the desired outcomes achieved by form- and performance-based methods and achieves them while maintaining the current and familiar use-base method</li></ul>