

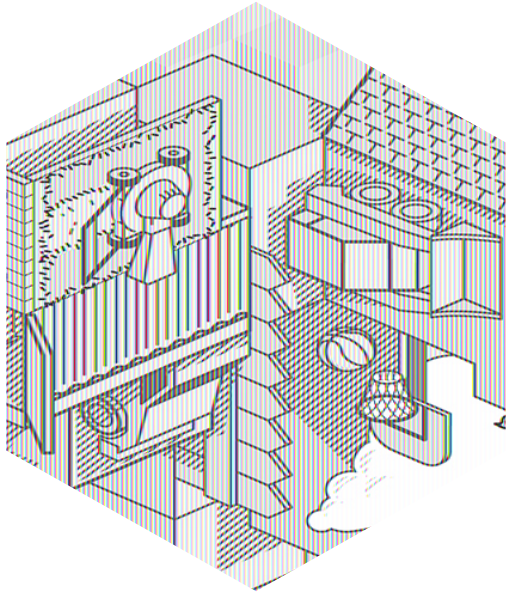
Urban Planning and Economy

**Zoning Bylaw Renewal Report #5**  
Draft Zoning Bylaw

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

## Zoning Bylaw Renewal Initiative



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

**Amarjeet Sohi** @AmarjeetSohiYEG · Apr 22

Spoiler alert – it's Edmonton! Read more from @globeandmail below #YEG #YEGcc



theglobeandmail.com

Globe editorial: You'll never guess which city has the answer to Canada's housing crisis. Amidst Canada's housing crisis, Edmonton is an example of what's possible – and a warning of how long change can take

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**Edmonton Journal** @edmontonjournal · Jun 17, 2021

Elise Stolte: Who gets to live by the park? Planners question how equitable Edmonton's zoning rules really are



edmontonjournal.com

Elise Stolte: Who gets to live by the park? Planners question how equitable Edmonton's zoning rules...

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**CBC Edmonton** @CBCEdmonton · Apr 12

Edmonton revamping zoning bylaw to allow flexible building options [cbc.ca/news/canada/ed...](https://www.cbc.ca/news/canada/edmonton-revamping-zoning)



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### Cost of Living with Paul Haavardsrud



Why the answer to the housing crisis starts with zoning

▶ Play Segment 10:36 ◀ Share Segment

Cities across Canada are re-examining their own role in pushing up the costs of housing by maintaining outdated zoning rules.

**Tim Querengesser** @timquerengesser · Apr 22

Edmonton is rightfully receiving accolades for the Globe editorial. Zoning is one big part. Now it's on developers to rise to the challenge and offer Edmonton what other markets have long been offered. No more drab, unwalkable and over-scaled. Yes, Mandel sort of said it first.

4 34

**Brent Toderian** @BrentToderian · Apr 22

**BIG NEWS: Edmonton's new draft zoning** would allow, in most residential areas, the building of row houses or small apartments where detached homes now dominate. Other uses such as community services, child care & small businesses would also be allowed.

**neal lamontagne** @nlamontagne · Jun 28

In all my experience in planning + zoning, I've never seen a city take on zoning as ambitiously as Edmonton. To open up the conversation as wide as it has. Not easy but worthwhile. #makingspaceyeg

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# Supporting Growth in Edmonton

## Proposed Actions:

Align with policies in The City Plan

Advance equity through zoning

Fewer, more enabling, and exclusive zones

Develop purposeful and enforceable regulations

Remove unnecessary barriers to investing in Edmonton

# Changing the Way We Regulate Uses

## Proposed Actions:

Reduce and consolidate uses

- Consolidate similar uses into broader use categories
- Regulate activities according to land use impacts

Reducing discretionary uses

- Provide additional development regulations in each zone for specific uses to mitigate potential land use impacts

# Guiding Neighbourhood Redevelopment

## Proposed Actions:

Welcome more housing everywhere

- Combine different housing types into a single residential use
- Reducing the number of residential zones



# Guiding Neighbourhood Redevelopment

## Proposed Actions:

### Focus on Form

- Regulate the physical size and location of buildings, while allowing for flexibility in how dwellings are arranged
- Allow up to three-storey developments in small scale residential zones

Introduce new Building Facade Design Regulations

Retire the Mature Neighbourhood Overlay

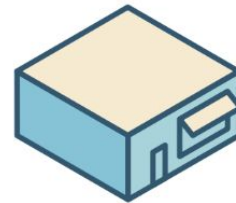
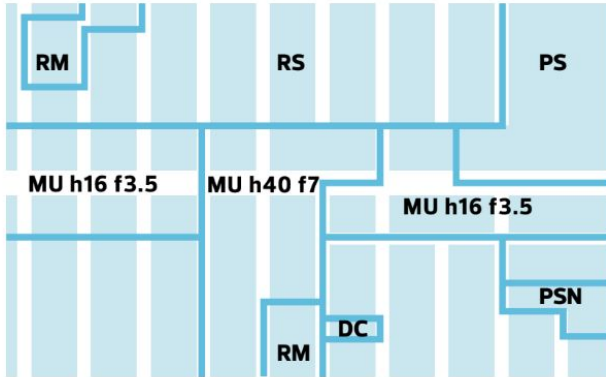
# Enabling Growth in Nodes and Corridors

## Proposed Actions:

Introduce two new mixed use zones

Retire the Main Streets Overlay

Introduce context modifiers





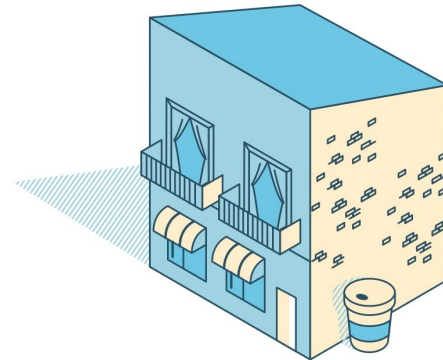
# Fostering 15-Minute Communities

## Proposed Actions:

Support a mix of uses in our neighbourhoods

- Allow certain business types, like a small restaurants or retail stores, next to existing non-residential sites
- Enabling community services, like religious assemblies or child care, in a number of locations

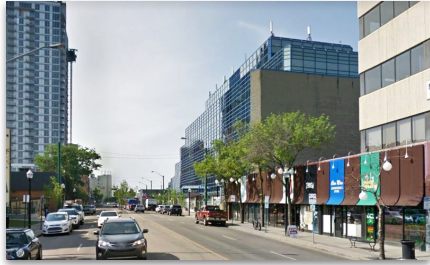
Support home based businesses



# Sample Scenario



# Supporting Greater Climate Resilience



**Introduce Mixed Use Zones**



**Enable More Housing Options**



**Foster 15-Minute Communities**



**Protect Floodplains and Natural Areas**



**Enhanced Landscaping**



**Improve Food Security**

# Where We Are and Where We Are Going

Home / The Zoning Bylaw Renewal Initiative

## The Zoning Bylaw Renewal Initiative

[f](#)
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[in](#)
[e](#)

**We Want to Hear from you on Edmonton's NEW Draft Zoning Bylaw!**

Edmonton's Zoning Bylaw has undergone its **FIRST** comprehensive rebuild, rethinking what and why the City regulates land use and development - and Phase 2 of engagement involves hearing from YOU as to how it can be further refined.

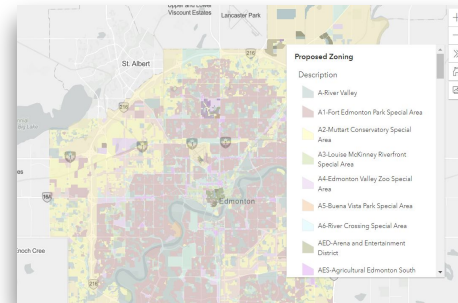
Zoning is everywhere in our city. It sets the rules for what types of development can go where and the types of activities that occur there. It's the rulebook of how to build and use land in Edmonton. To better understand the role that zoning plays in the city we're building together, start with this short, animated video.

**REGISTER** **SHARE YOUR VOICE. SHAPE OUR CITY.**

**Who's Listening**

**Trevor Illingworth**  
Senior Planner, Zoning Bylaw Renewal Initiative

Email [zoningbylawrenewal@edmonton.ca](mailto:zoningbylawrenewal@edmonton.ca)



## 2.10 RS - Small Scale Residential Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for a range of small scale Residential development, generally up to 3 stories in height, including detached, attached, and other multi-unit housing forms. Limited opportunities for Community Services and Commercial development are permitted to provide services to local residents and support local nodes.</p>	<p>This Zone is primarily for use in neighbourhoods that already or will soon experience infill development. The Zone could be applied to other development options. It is intended to provide more options for housing and the opportunities for community and commercial uses to be located within neighbourhoods for easier access.</p> <p><b>Equivalent Zones in Zoning Bylaw 12800:</b>                      (R1) Single Detached Residential Zone                      (R2) Low Density Infill Zone                      (R3) Small Scale Infill Development Zone                      (R4) Semi-detached Residential Zone                      (R4M) Middle Home Zone                      *This applies to some sites within the Reconnecting Area of the City Plan.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>2.1. Home Based Businesses</li> <li>2.2. Residential</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>2.3. Food and Drink Services</li> <li>2.4. Indoor Sales and Services</li> <li>2.5. Offices</li> <li>2.6. Residential Sales Centres</li> </ul>	<p>The listed uses are intended to enable a range of small-scale residential and limited non-residential activities that are appropriate in residential neighbourhoods.</p> <p><b>Residential Uses</b> will allow for a range of building types including Single Detached Housing, Semi-detached Housing, Duplexes, Row Housing, Multi-Unit Housing, Backyard Housing, and Secondary Suites.  <b>Note:</b> Supportive Housing and Lodging Houses have been combined into the Residential Use definition.</p>



# Thank You

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