

Proposed Actions and Intended Outcomes

As Edmonton plans to grow to a population of two million, it is important that everyone has a place to call home, the local economy thrives and residents can meet their daily needs in a complete, compact, mixed-use community. While transformational change will happen gradually over time, upon the approval of the new Zoning Bylaw, Edmontonians can anticipate a number of changes to their neighborhoods and districts.

While transformational change comes with some risk and uncertainty, it has the potential to deliver significant long term benefits. And while individual pressures will arise across neighbourhoods with the changes made possible by the regulations proposed in the new Zoning Bylaw, different tools and mechanisms can often be used to mitigate concerns. Further, the long term benefits of these changes must not be lost when faced with individual pressures in the years to come.

This attachment provides an overview of various proposed actions in the draft of the Zoning Bylaw and the intended outcomes on Edmonton’s built form and development processes. Where applicable, it also highlights how the proposed actions have been refined in response to feedback received during Phase 2 engagement (September to December 2022).

Welcoming More Housing Everywhere	
Proposed Actions	Intended Outcomes
<ul style="list-style-type: none"> ● Enable a greater variety of small-scale residential development by combining different housing types into a single residential use ● Reduce the number of residential zones by combining similar zones together ● Allow a wider range of dwellings to be built on a lot <ul style="list-style-type: none"> ○ In response to feedback received during Phase 2 engagement, the draft Zoning Bylaw now proposes to only permit developments 	<ul style="list-style-type: none"> ● Edmontonians can expect to see a range of different housing types across neighbourhoods, including single-detached houses, semi-detached houses, row houses, backyard housing and some which may be new to their neighbourhood, such as small-scale apartments and cluster housing ● Incremental infill will increase the density of Edmonton’s residential neighborhoods over time

<p>with eight or more dwellings on corner sites in the (RS) Residential Small Scale Zone</p>	<ul style="list-style-type: none"> • Various living arrangements (including supportive housing and lodging housing) will be permitted in all standard residential neighbourhoods • The number of required rezonings will be reduced • Potential pressure points may include concerns regarding decreased privacy, sun access, parking and traffic considerations
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<p>Introducing Community and Commercial Uses in Residential Zones</p>	
<p>Proposed Actions</p>	<p>Intended Outcomes</p>
<ul style="list-style-type: none"> • Enable a greater diversity of non-residential uses in small-scale residential zones, including limited commercial uses, by allowing them to occur at specific locations • Limit the size and nuisance potential of non-residential uses in small-scale residential zones <ul style="list-style-type: none"> ○ Businesses and community services will be required to abide by other bylaws that regulate nuisance factors, including the Community Standards Bylaw 	<ul style="list-style-type: none"> • Edmontonians can expect to see businesses, such as small restaurants, retail stores and offices permitted in small-scale residential zones next to existing non-residential sites • Community services such as religious assemblies or child care facilities will be permitted in the following locations within small-scale residential zones: <ul style="list-style-type: none"> ○ Corner sites along certain types of roadways ○ In existing non-residential buildings ○ Next to non-residential sites • Edmontonians will have access to amenities and services to meet their daily needs closer to where they live

	<ul style="list-style-type: none"> • Over time Edmonton will grow with a more compact urban form, reducing sprawl and supporting a greater range of mobility choices to help reduce its climate footprint • Potential pressure points may include concerns with increased noise, traffic and parking, along with concerns about the changing character and nature of residential zones
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Supporting Home-based Businesses	
Proposed Actions	Intended Outcomes
<ul style="list-style-type: none"> • Support local entrepreneurs by expanding opportunities for home-based businesses • Increase opportunities to enable a part of a dwelling or an accessory building (like a garage) to operate as a home-based business • Permit home-based businesses to have a visible presence from outside the home through on-site signage and the potential to make exterior alterations to the building • Do not permit certain business activities to occur outside the home <ul style="list-style-type: none"> ○ In response to feedback received during Phase 2 engagement, additional regulations have been added to prohibit dangerous materials on-site materials and allow the development planner additional abilities to impose conditions on a home-based business to limit potential impacts 	<ul style="list-style-type: none"> • Edmontonians can expect to see a range of low-impact, non-residential businesses operating as home-based businesses in their neighbourhoods • Home-based businesses may be more recognizable from the street by allowing for signage and other exterior alterations to the home • Edmontonians may see home-based child care, small cafes and other businesses operating out of accessory buildings • A potential pressure point may include that some businesses could generate an increased reliance on on-street parking, depending on business type and hours of operation

<ul style="list-style-type: none"> ● The following activities will not be permitted as home-based businesses: <ul style="list-style-type: none"> ○ bars ○ body rub centres ○ cannabis retail stores ○ liquor stores ○ nightclubs 	
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<p style="text-align: center;">Focusing on Form - Small Scale Residential Neighbourhoods</p>	
<p style="text-align: center;">Proposed Actions</p>	<p style="text-align: center;">Intended Outcomes</p>
<ul style="list-style-type: none"> ● Regulate the physical size and location of buildings, while allowing for flexibility in how dwellings are arranged on a lot ● Allow three-story developments in small-scale residential zones, through maximum height allowances of 10.5 metres in the (RS) Residential Small Scale Zone (an increase from 8.9 metres within the Mature Neighbourhood Overlay and 10 metres outside the Mature Neighbourhood Overlay, respectively) ● Limit facade lengths to a maximum of 30.0 metres reduce the massing impact of new development ● Reduce setbacks to provide more site development potential while balancing the need for landscaping, drainage and pathway access <ul style="list-style-type: none"> ○ In response to feedback received during Phase 2 engagement, the minimum front setback in the (RS) Residential Small Scale Zone has been increased to 4.5 metres in all cases to allow for more space for 	<ul style="list-style-type: none"> ● Edmontonians can expect to see new developments up to 10.5 metres tall in redeveloping areas (the areas generally within the Anthony Henday), which will make a variety of different housing forms and designs more achievable <ul style="list-style-type: none"> ○ This includes neighborhoods that fall within the current Mature Neighbourhood Overlay where new development is only permitted up to 8.9 metres in the current Zoning Bylaw 12800 ● There will be more flexibility for where new development may be situated on a lot to support more efficient use of land, a more engaging street presence and a broader range of design opportunities ● Potential pressure points may include concerns regarding decreased privacy and sun access and differing setbacks on a blockface

<ul style="list-style-type: none"> landscaping Allow rooftop terraces on different types of housing, including backyard housing 	
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Introducing Zone Modifiers	
Proposed Actions	Intended Outcomes
<ul style="list-style-type: none"> Introduce Zone Modifiers, a new tool used to tailor development regulations to a specific site context, while allowing the rest of the zone to remain the same The following Zone Modifiers are proposed: <ul style="list-style-type: none"> maximum height floor area ratio (FAR) commercial frontage Adjusting Zone Modifiers will follow the typical rezoning process and require approval from City Council <p>Note: Zone Modifiers were previously proposed to be called “Context Modifiers”. The name has been changed to better reflect the intent and proposed application of the tool.</p>	<ul style="list-style-type: none"> Zone Modifiers will enable fewer zones across multiple contexts, supporting a more simplified bylaw Zone Modifiers will provide standard zones with inherent flexibility and may contribute to reduced future direct control rezoning applications for common variables like height, FAR and commercial frontage Through the rezoning process, Administration will work with applicants to determine how Zone Modifiers may be applied prior to going to City Council for approval Zone Modifiers should reduce the number of Direct Control zones, enabling long-term flexibility and standardized development outcomes across the City

Reducing Discretionary Development	
Proposed Actions	Intended Outcomes
<ul style="list-style-type: none"> Significantly reduce discretionary uses 	<ul style="list-style-type: none"> Uses have been classified based on anticipated

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<ul style="list-style-type: none"> • Introduce additional development regulations in each zone for specific uses that may be more sensitive or require additional regulation to maintain the purpose of the zone • Apply discretionary uses in the zones pertaining to the river valley and ravine system and natural areas 	<p>land use impact, and where necessary to support the use as permitted, regulations have been proposed</p> <ul style="list-style-type: none"> • Development permit applicants will experience greater certainty in the development review process as regulations will clearly set out development expectations • The volume of appeals to the Subdivision and Development Appeal Board (SDAB) is expected to decrease due to the reduction in discretionary uses • Discretion will still be applied to applications requiring a variance, as well as proposed development in the river valley and ravine system and natural areas, which will consider how the proposed development aligns with statutory plans and other policy guidance • Potential pressure points may include concerns from surrounding residents feeling they have not had an opportunity to influence or appeal a development permit decision
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Changing Development Notifications	
Proposed Actions	Intended Outcomes
<ul style="list-style-type: none"> • Retire notification letters for approved development permits for permitted developments (currently referred to as Class A) within the Mature Neighbourhood Overlay boundary • Retire requirement for community consultation on proposed variances within a number of overlays, 	<ul style="list-style-type: none"> • Make more efficient use of City resources (e.g. time, costs) while still providing options for Edmontonians to access information about permitted developments • Retiring notification letters for permitted development may also reduce the impression that

<p>including the Mature Neighbourhood Overlay</p> <ul style="list-style-type: none"> ○ Recent analysis has found that this process has not resulted in a decrease in development permit appeals ● Edmontonians will still be able to access information on permitted developments through the current online development permit map and an enhanced online development activities map will be released in first half of 2024 ● Maintain the requirements of placing a development permit notification sign on a property within 14 days of of an issued development permit ● Add development applications to the Corporate Public Notification System that launched in 2022 (currently has approximately 32,000 subscribers) <p>Note: Under the <i>Municipal Government Act</i>, permitted development must be approved by the City if the application complies with the bylaw and residents do not have a practical right to appeal this decision. Notification of a permitted development may give the impression that individuals can influence a development permit decision that otherwise complies with the bylaw.</p>	<p>individuals can influence a development permit when there is no practical right to appeal</p> <ul style="list-style-type: none"> ● Retiring the requirement for community consultation on proposed variances in redeveloping neighbourhoods can improve development permitting timelines, resulting in decreased costs to infill development and helping to reduce the regulatory burden on infill as compared with greenfield development ● In addition to the online development activities map and development permit notification signage, the public will have the opportunity to receive notifications of discretionary development approvals through the corporate opt-in public notification platform
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