

Urban Planning and Economy

Edmonton

Zoning Bylaw Renewal Report #6
Draft Zoning Bylaw

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edmonton.ca/zoningbylawrenewal

Rethinking the Way We Zone

OUR APPROACH

- A Zoning Bylaw for everyone
- Purposeful and enforceable regulations
- Fewer, more enabling and inclusive zones
- Broader uses
- New layout and interface
- Accessible language

Welcoming More Housing Everywhere

PROPOSED ACTIONS

- Enabling a greater variety of small-scale residential development within a single residential use
- Reducing the number of residential zones
- Allowing a wider range of dwellings to be built on a lot

Enable diverse housing options for all Edmontonians across all neighbourhoods - which will support greater equity and reduce the possibility of exclusion

Single Detached Housing



Semi-detached Housing & Duplexes



Row Housing



Backyard Housing (formerly Garden Suites)



Small Apartments



Cluster Housing



Focusing on Form

PROPOSED ACTIONS

- Regulate the physical size and location of buildings
- Allow up to three-storey developments
- Limit facade lengths to reduce massing impacts
- Reduce setbacks while balancing the need for landscaping

The Zoning Bylaw creates the “box” that a building must fit within - while providing flexibility for how dwellings inside the box can be arranged

Changing the Way We Regulate Uses

PROPOSED ACTIONS

- Provide greater certainty in the development review process for applicants and the public
- Classify uses based on land use impacts and reduce discretionary uses
- Introduce additional development regulations for specific uses that may be more sensitive or require additional regulation
- Maintain discretionary uses in the river valley and natural areas

Supporting Economic Investment

PROPOSED ACTIONS

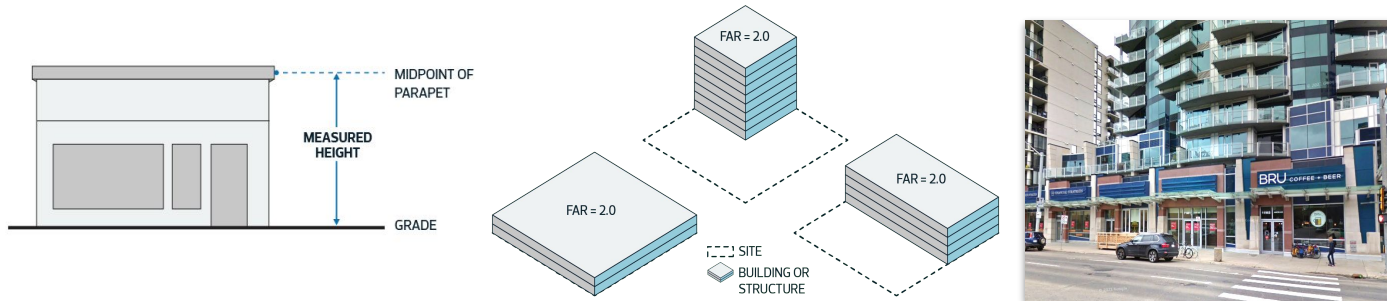
- Create more flexible regulations to accommodate new and innovative business trends and local employment opportunities



Introducing Mixed Use Zones & Zone Modifiers

PROPOSED ACTIONS

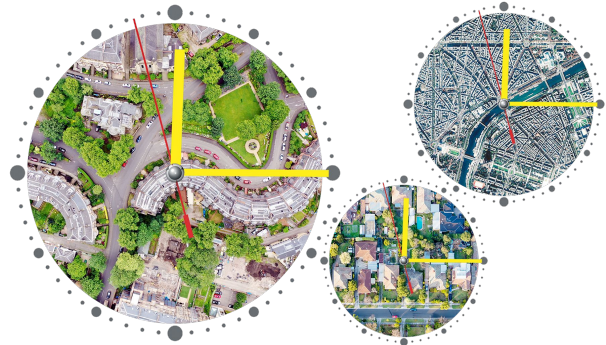
- Introduce two new mixed use zones:
 - (MU) Mixed Use Zone
 - (MUN) Neighborhood Mixed Use Zone
- Introduce new zone modifiers to adjust some development regulations to a specific site context



Supporting Complete Communities

PROPOSED ACTIONS

- Allow certain business types, like a small restaurants or retail stores, next to existing non-residential sites
- Enable community services, like religious assemblies or child care, in a number of locations
- Maintain a zone to support neighbourhood commercial development



Supporting Home Based Businesses

PROPOSED ACTIONS

- Expand opportunities for home-based businesses
- Increase opportunities to enable part of a dwelling or accessory building to operate as a home-based business
- Permit a visible presence from the street through on-site signage



Preserving Parks and Natural Areas

PROPOSED ACTIONS

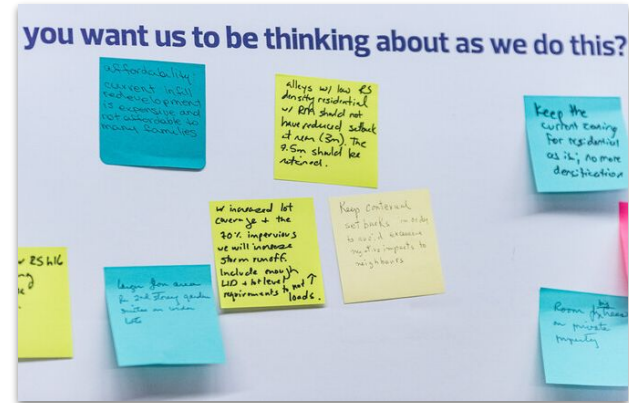
- Conserve, preserve and restore identified natural areas, features and ecological processes
- Maintain discretionary uses in river valley zones
- Mitigate risk of top-of-bank landslides, erosions, and other environmental hazards to the river valley
- Align further with the River Valley Planning Modernization project post-renewal



Public and Stakeholder Engagement: What We're Hearing

TRENDING TOPICS

- Welcoming new housing types
- Height
- Setbacks
- Landscaping
- Site Coverage
- Parking and traffic
- Changes to development notifications



For Clarity

- Small-scale zones - development is capped at 3 storeys
- No - 8 storey buildings are not moving in next door
- Already possible to build 6 dwellings as-of-right in small-scale mature neighbourhoods
- Sufficient yard space will be required and accommodates trees to grow
- Tree and shrub planting is required for all new developments
- Appeal rights will continue to exist for variances and notices would be sent in the mail

PHASE 1: Research and Foundations (October 2018– February 2021)



PHASE 2: Develop and Build (February 2021 – April 2023)



PHASE 3: Finalize (May – October 2023)

May 1 – 31, 2023

1,461 comments, questions and ideas received through:

- + 2 virtual information sessions (80 attendees)
- + 20 'Chats With a Planner'
- + 50 virtual ideas
- + Industry and community meetings (200+ participants)
- + Engaged Edmonton: 9,688 draft Bylaw and overview document views and 701 comments

June 1 – July 30, 2023

Engagement in progress.

Feedback opportunities through:

- + online survey
- + virtual idea posts
- + emailing the project team

1 check-in with
Urban Planning Committee

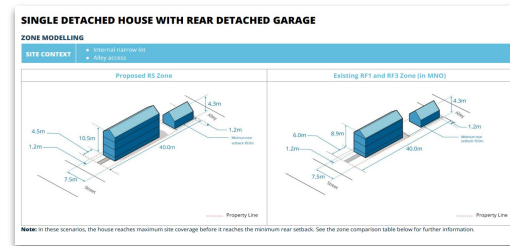
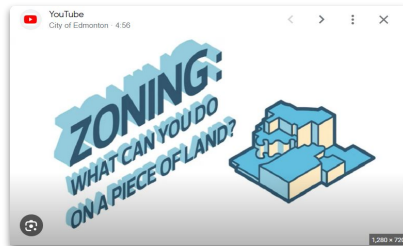
October 16, 2023

City Council Public Hearing

Edmonton

How We Educated

- **Podcast series** — award-winning Making Space podcast (6.5k+ listens)
- **Podcast panel event** — 1.2k+ in-person and virtual participants
- **Videos** — YouTube City Building video series (25k+ views)
- **Youth-inspired comic book** — shared online and in libraries
- **Blogs** — Five Transforming Edmonton zoning stories
- **Informational resources** — 14 discussion papers, 6 conversation starters, modelling documents, Trending Topics and more



How We Communicated

- **Public engagement awareness campaigns** (8.2 million+ impressions)
 - Digital and traditional ads, outdoor signage
- **Taxation notice insert** — mailed to ~400,000 property owners
- **Website** — 27k+ edmonton.ca/zoningbylawrenewal visits
- **Social media posts** — 150+ posts
- **Newsletters** — 27 newsletters
- **Media** — news releases and interviews
- **Stakeholder check-ins** — regular presentations, meetings, emails

City-wide Rezoning

- The majority of properties in Edmonton will be rezoned to their **closest equivalent zone**
- Post-renewal, if the type of development being proposed doesn't fit within zoning regulations, a rezoning would be required
- All rezonings include notifying surrounding landowners and a public hearing process
- The Zoning Bylaw Renewal does not propose any changes to this public hearing process

Next Steps: Advancing to Public Hearing

- June 1 - July 30, 2023: Advise-level Engagement
- City Council Public Hearing: October 16, 2023
 - Proposed new Zoning Bylaw and the Rezoning Map to be released publicly a minimum of 30 days prior to the public hearing
- Bylaw in Effect: January 1, 2024 - Pending approval

Post Renewal

- Our work will continue!
- Monitoring and analysis throughout 2024
- Opportunities for future amendments
- The Zoning Bylaw team's 2024 Work Plan will be presented to Urban Planning Committee in Q1 2024
- Climate change planning and development framework

Questions and Thank You

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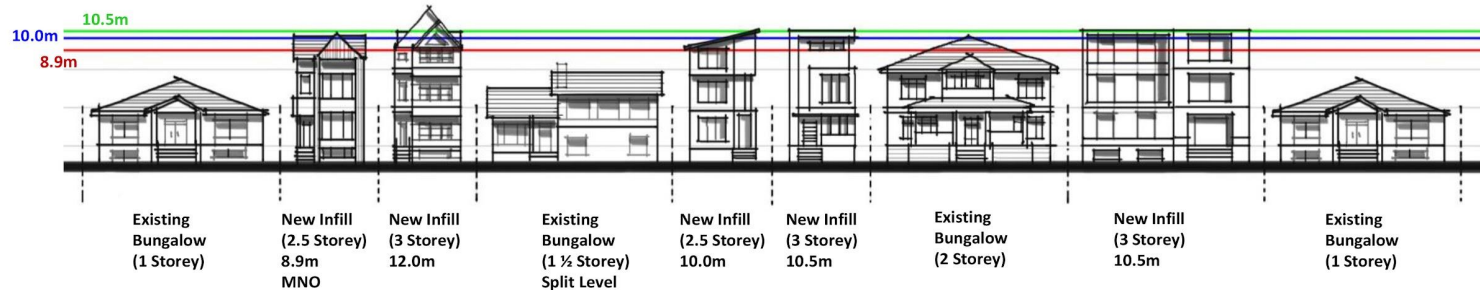
Edmonton

Height

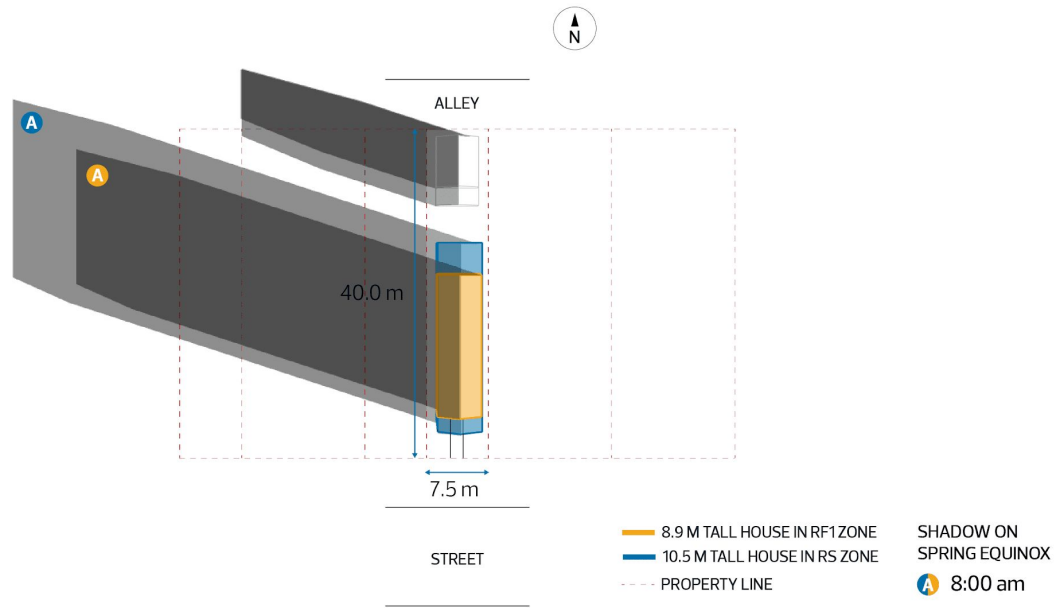
Height for Small Scale Residential

PROPOSED ACTIONS

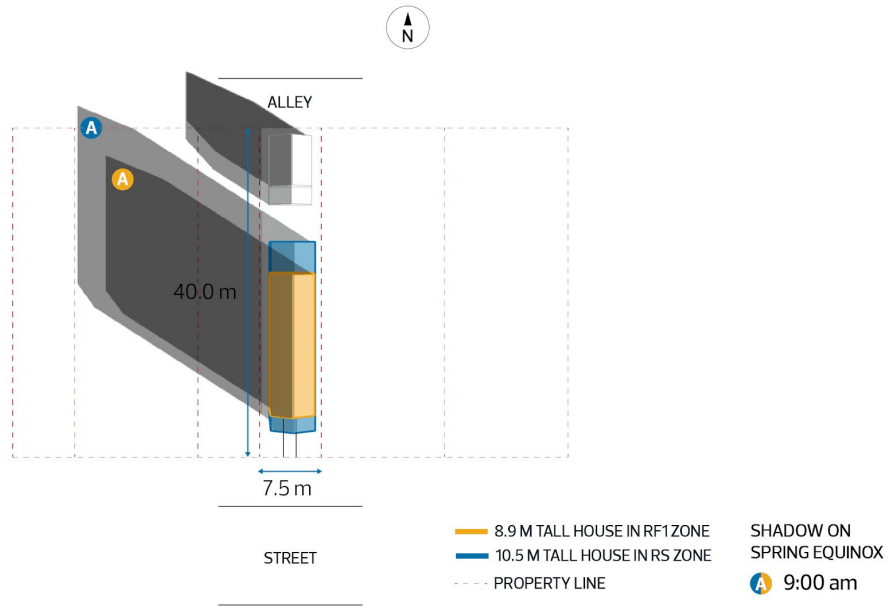
- Some neighbourhoods will see a height increase of 0.5 m while others will see an increase of 1.6 m
 - Current height inside MNO: 8.9 m
 - Current height outside MNO: 10.0 m
 - Proposed height: 10.5 m



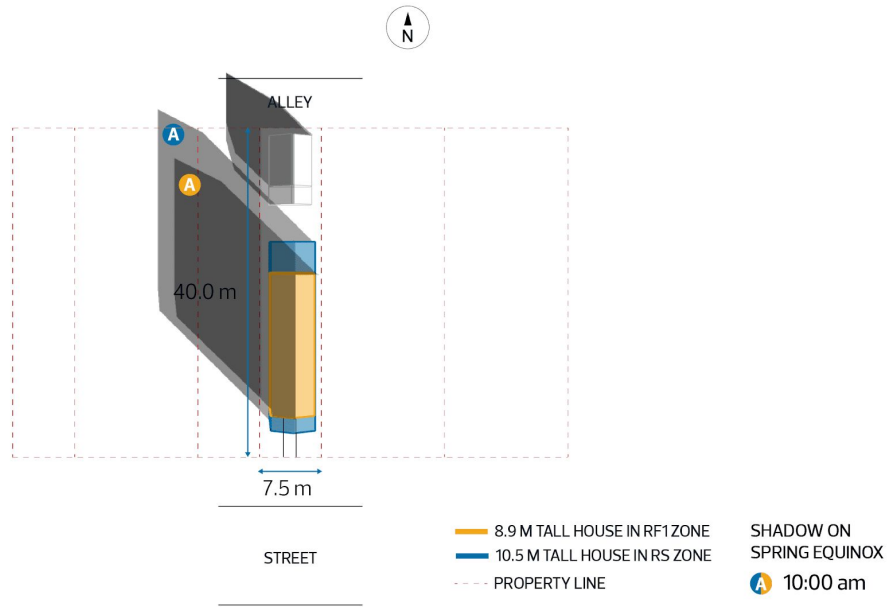
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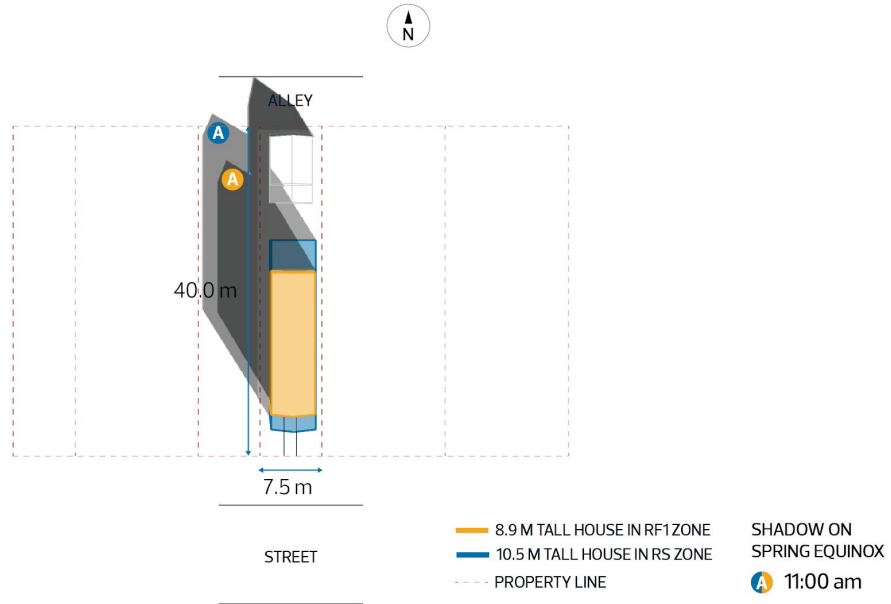
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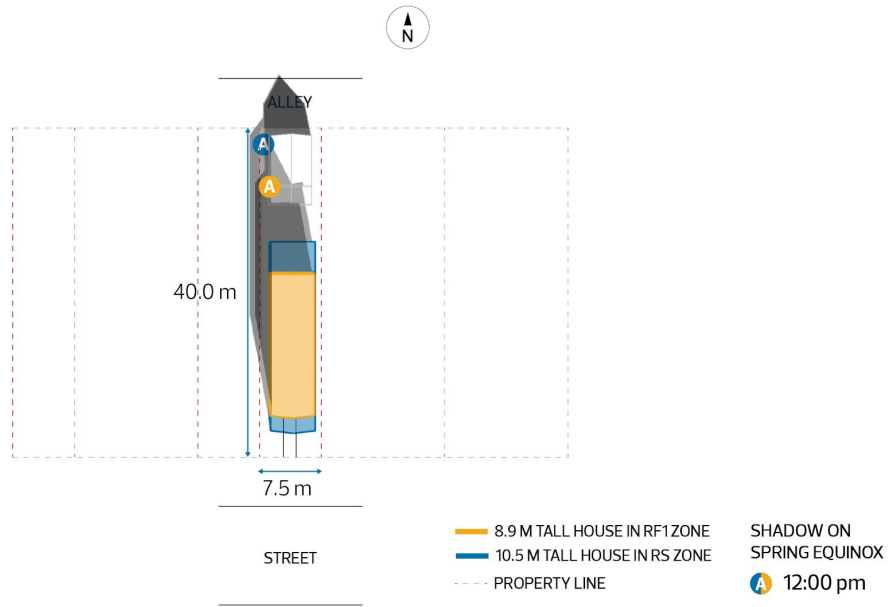
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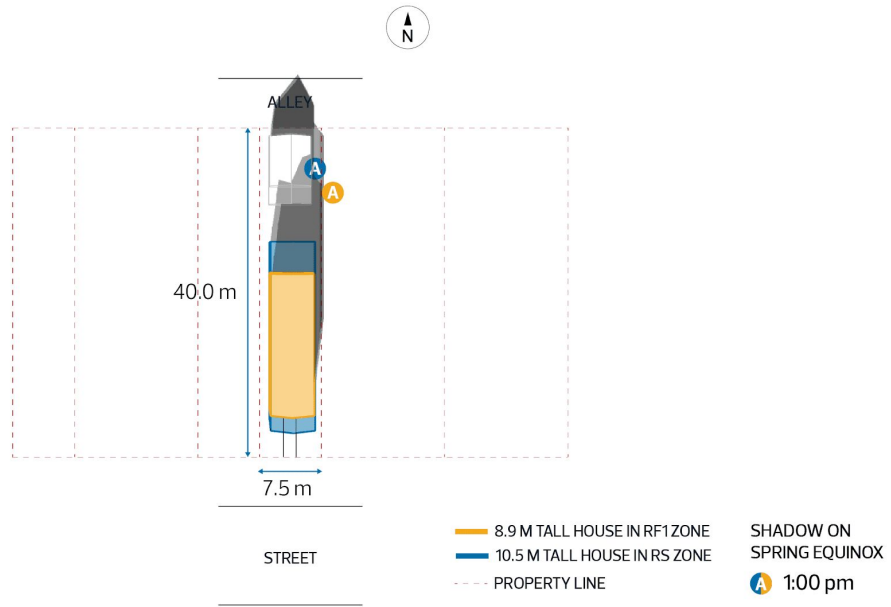
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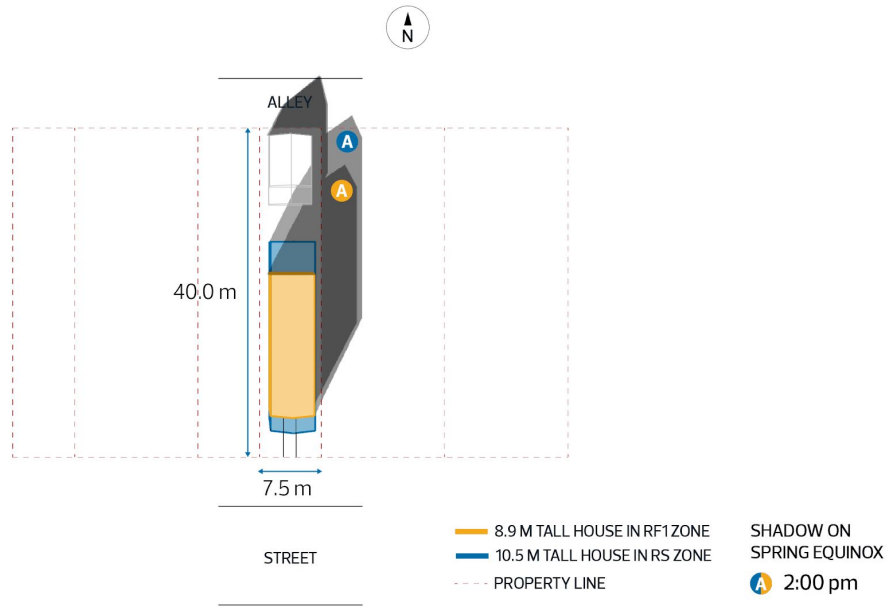
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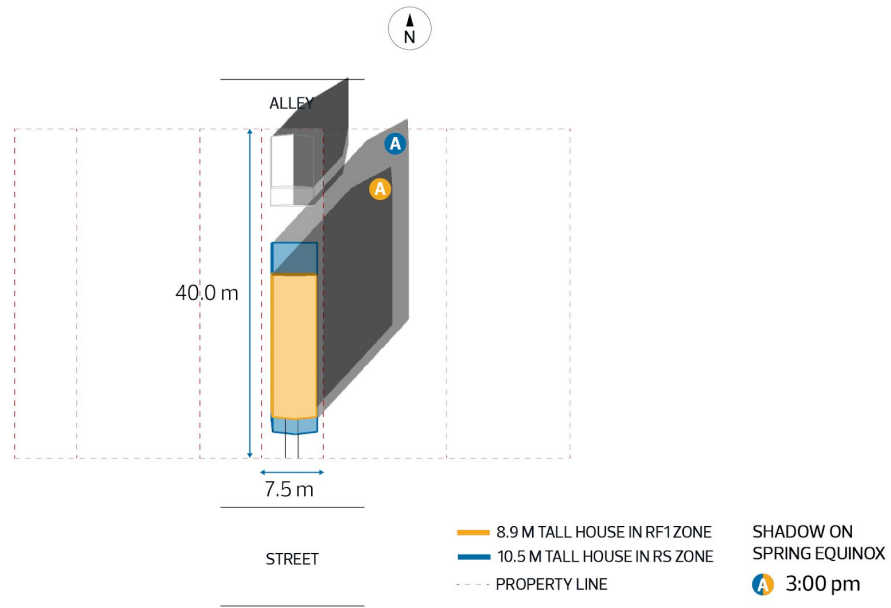
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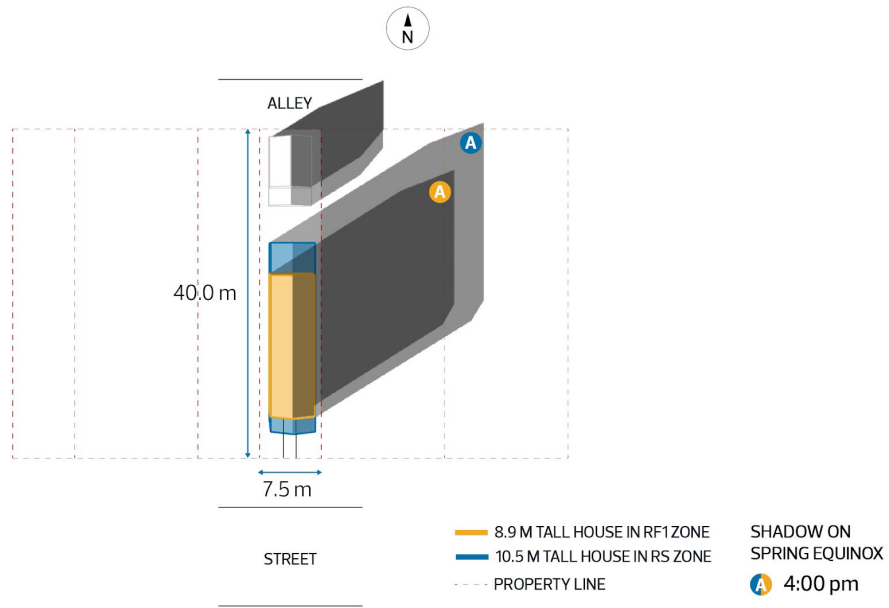
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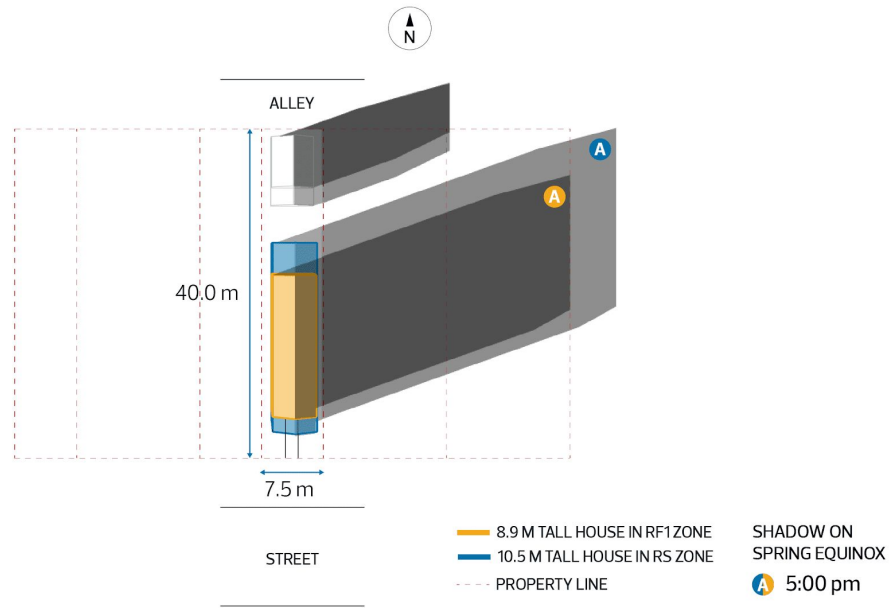
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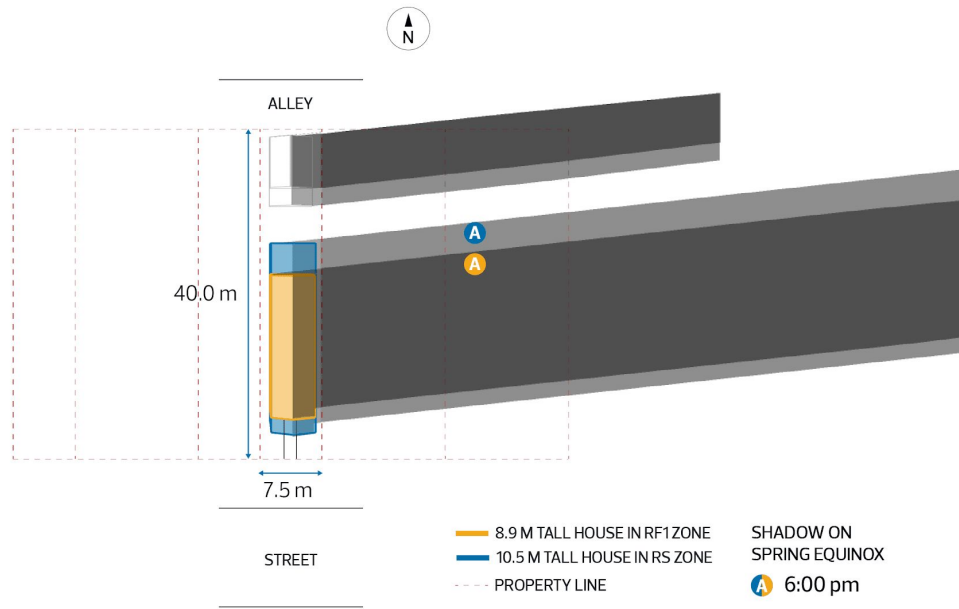
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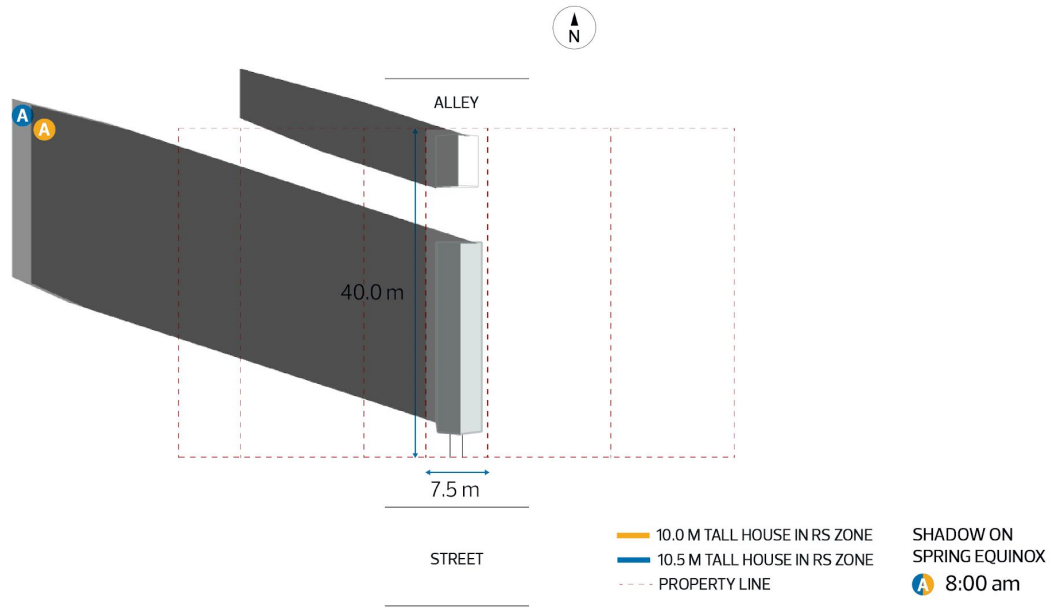
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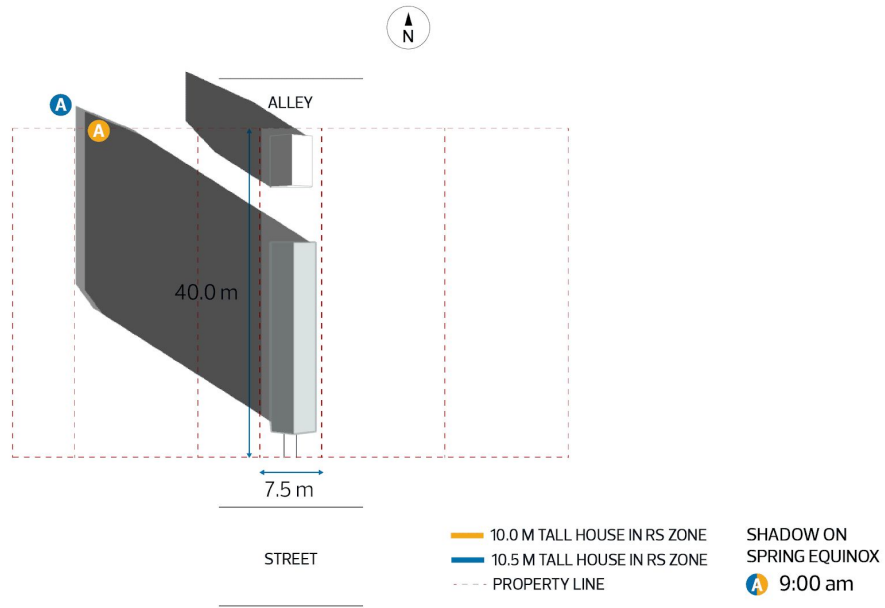
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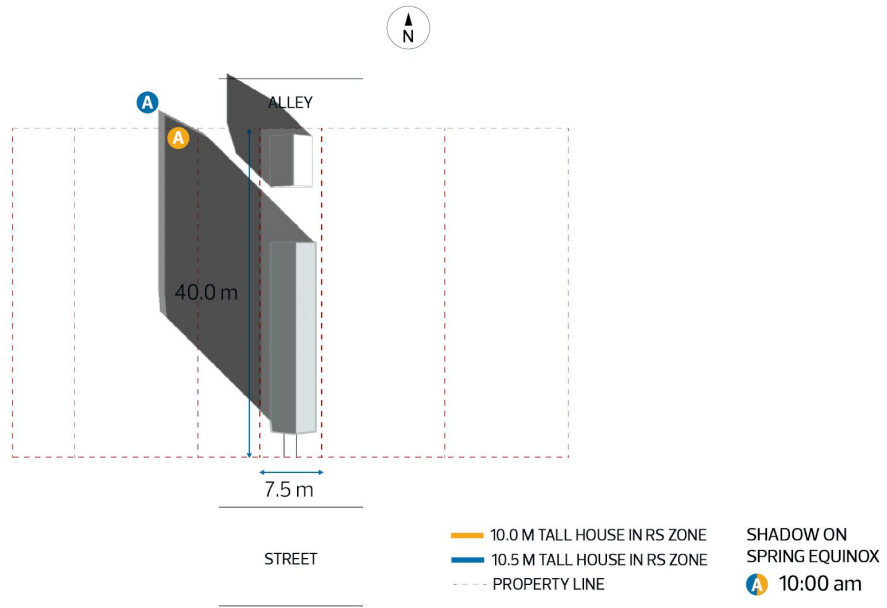
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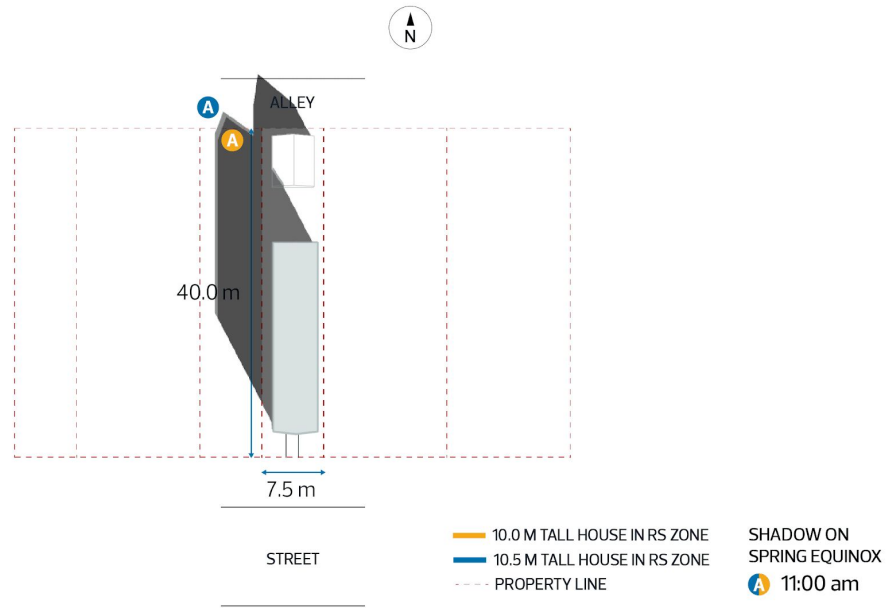
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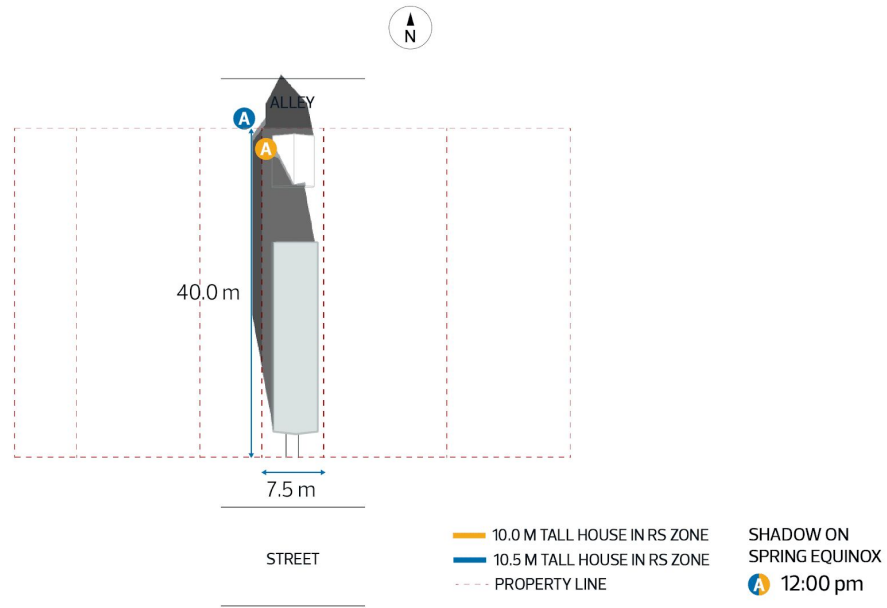
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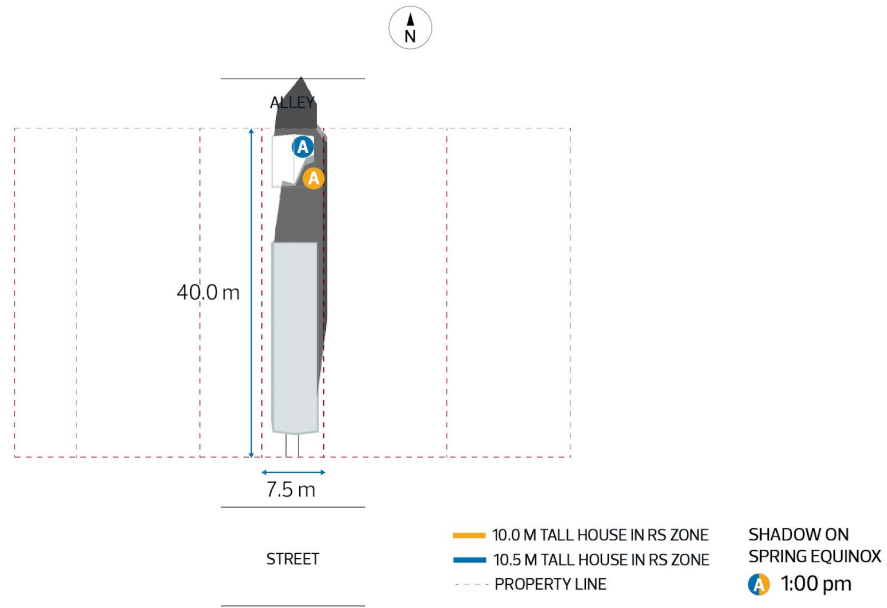
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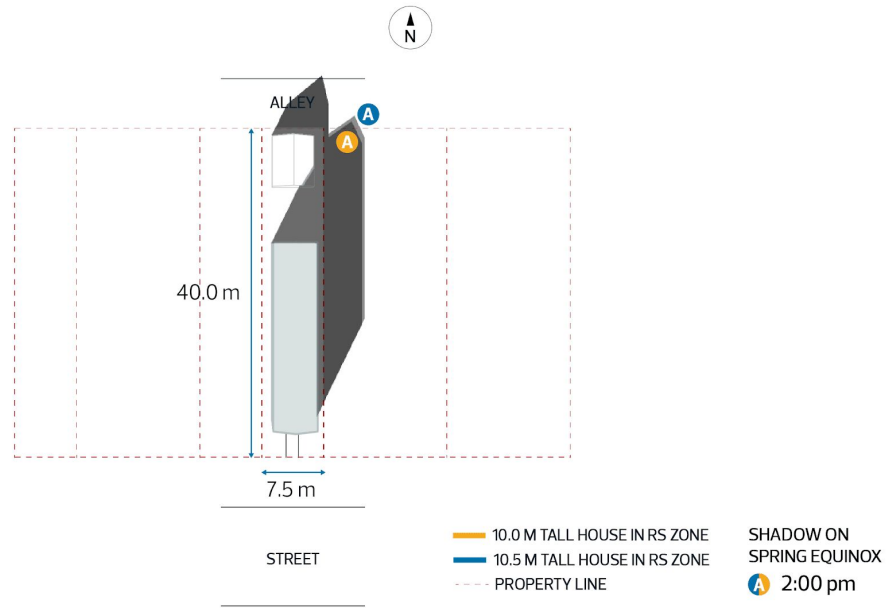
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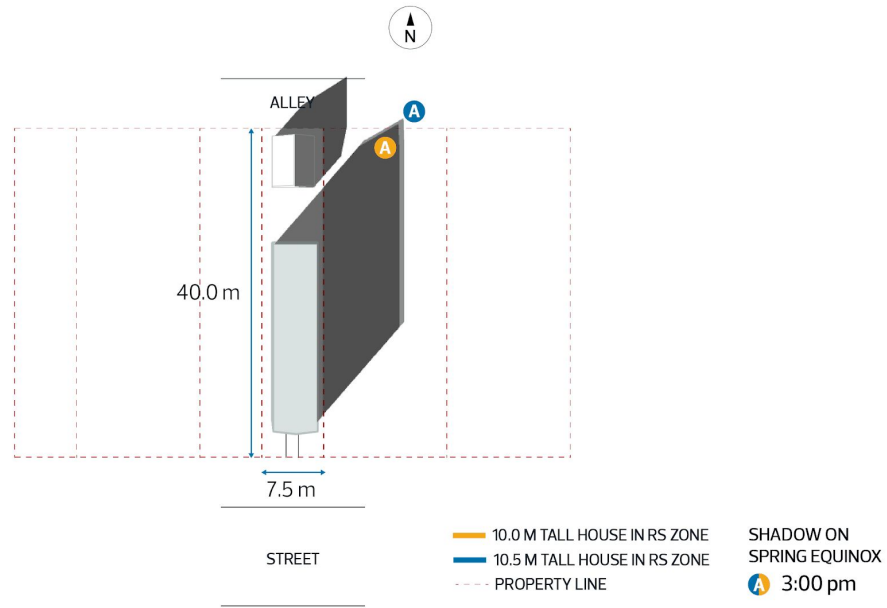
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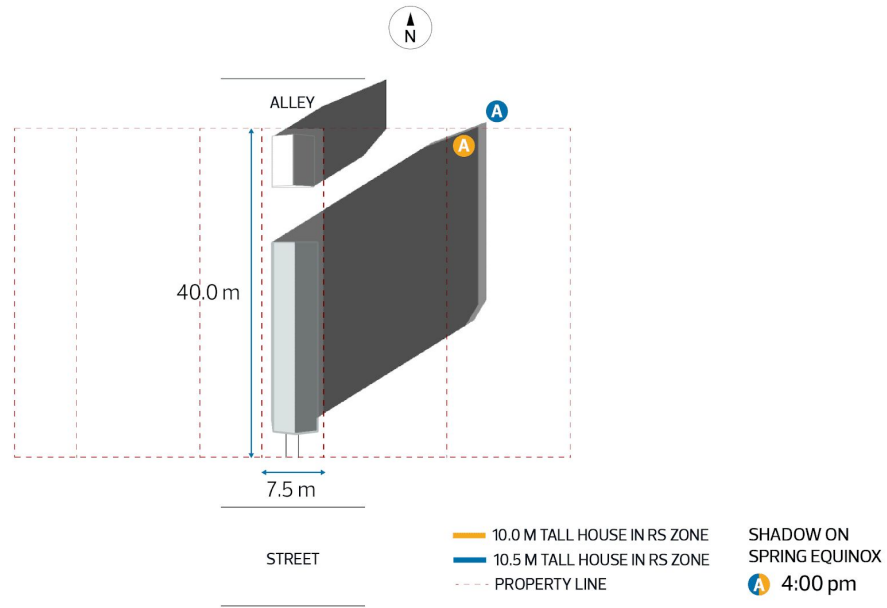
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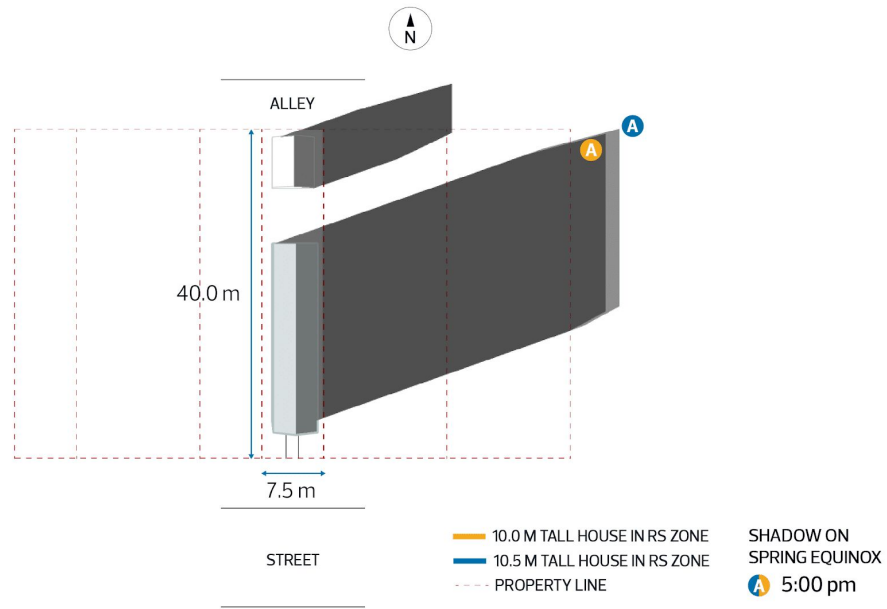
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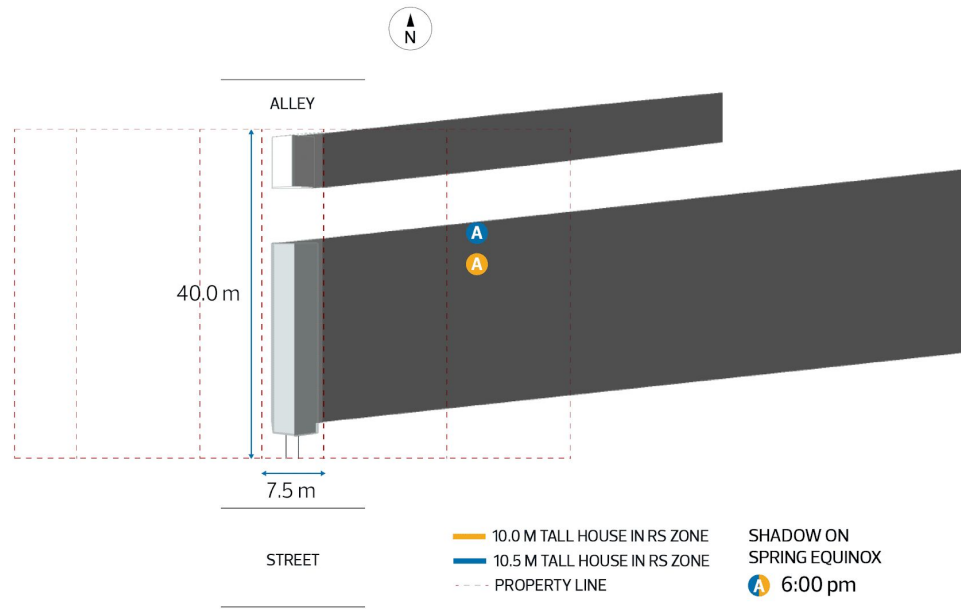
Sun Shadow: 10m versus 10.5m



Sun Shadow: 10m versus 10.5m



Sun Shadow: 10m versus 10.5m



Landscaping

Landscaping for Small Scale Residential

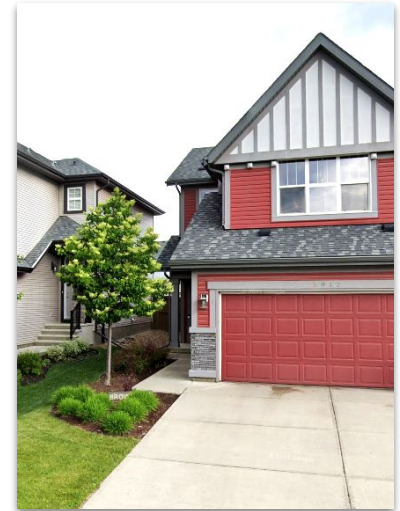
PROPOSED ACTIONS

Tree and shrub minimums simplified and reduced based on feedback and past monitoring

Minimums for Single Detached Housing, Semi-Detached Housing and Duplex Housing, based on site width:

- Less than 8 m → 1 tree and 4 shrubs
- 8 - 15 m → 2 trees and 6 shrubs
- Greater than 15 m → 4 trees and 8 shrubs

Minimums for Row Housing: 1 tree and 4 shrubs per principal dwelling

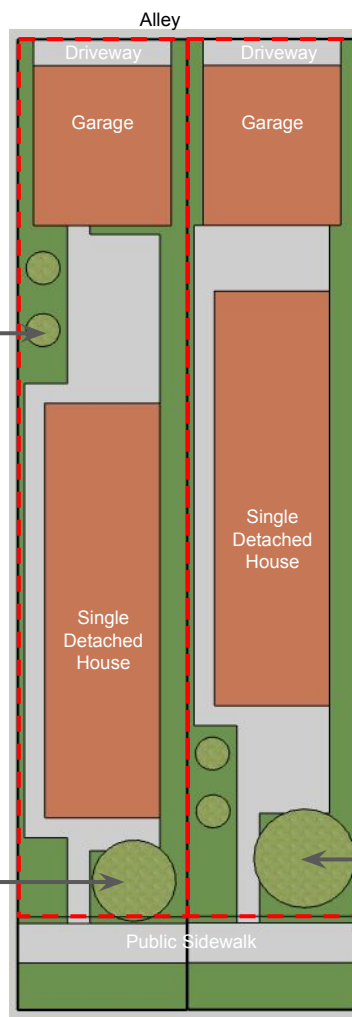


Single Detached Housing

Swedish Columnar Aspen
 Spread: 1.5 m
 Height: 14 m



Toba Hawthorn
 Spread: 3.7 m
 Height: 5.5 m

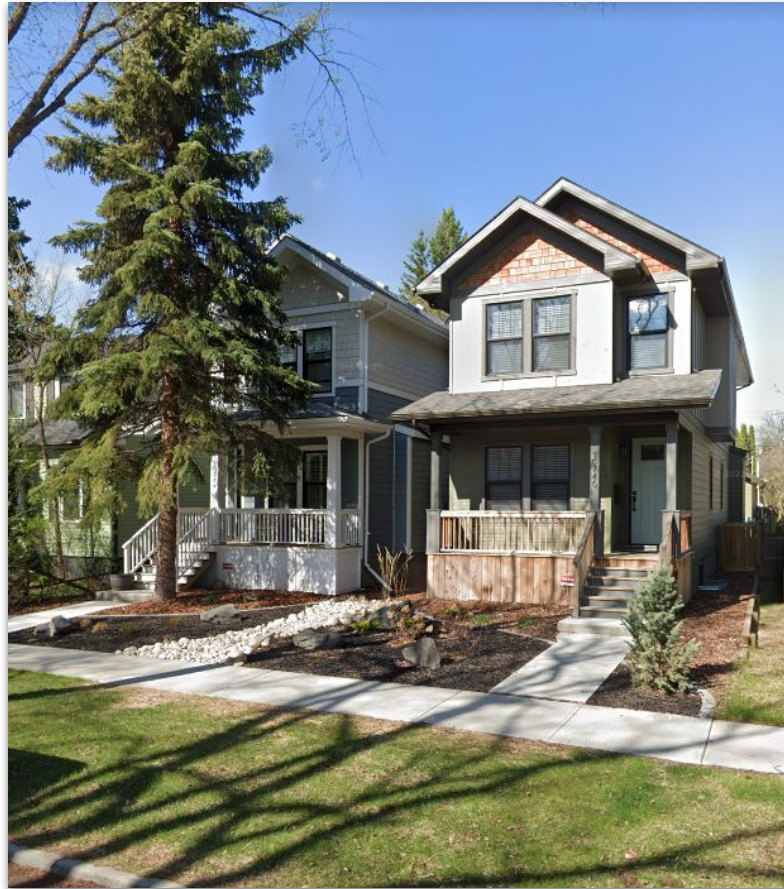


Legend

- Permeable Material (eg. grass)
- Impermeable Material (eg. patio/pathway/deck)
- Building
- Property Line
- Tree








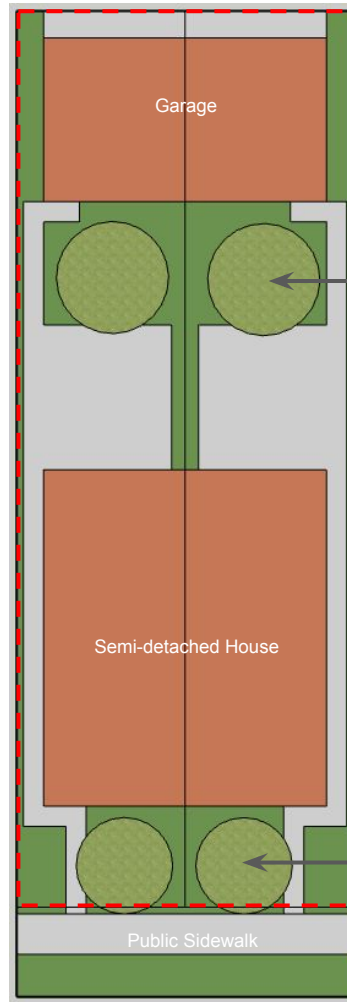
Swiss Stone Pine
 Spread: 4.5 m (15')
 Height: 9 m (30')



Semi-detached Housing

Legend

-  Permeable Material (eg. grass)
-  Impermeable Material (eg. patio/pathway/deck)
-  Building
-  Property Line
-  Tree



Amur Maple
(multi-stem)
Spread: 5 m (~16')
Height: 5.5 m
(~18')



Ivory Silk Tree Lilac
Spread: 4.3 m
(~14')
Height: 6 m (~20')



Row House



Columnar Blue Colorado Spruce
Spread: 2.5 m
Height: 6 m








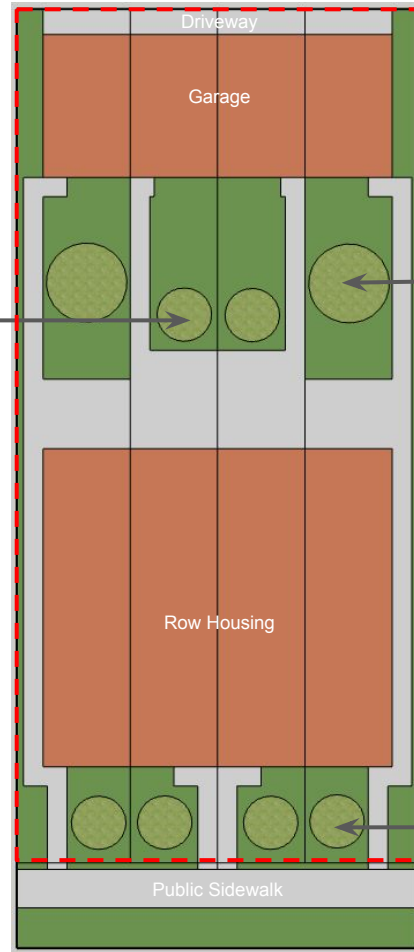
Toba Hawthorn
Spread: 3.7 m
Height: 5.5 m



Columnar Blue Colorado Spruce
Spread: 2.5 m
Height: 6 m

Legend

-  Permeable Material (eg. grass)
-  Impermeable Material (eg. patio/pathway/deck)
-  Building
-  Property Line
-  Tree





Tree Protection

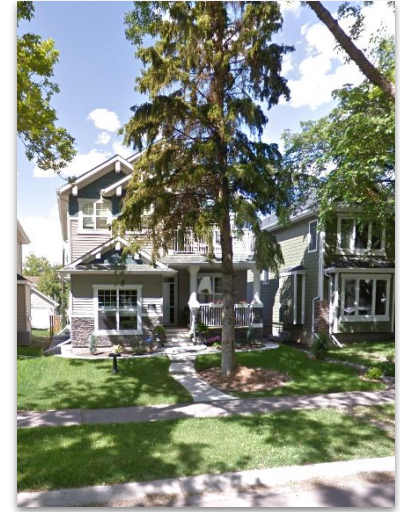
PROPOSED ACTIONS

Increased tree preservation incentives:

- 1 mature tree → up to 2 required trees
- 1 larger mature tree → 3 required trees

Tree protection requirements for trees to be preserved

Incentives expanded to also include shrub preservation (1:1 ratio)

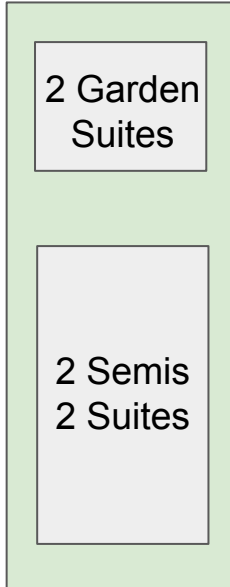


Number of Dwelling Units

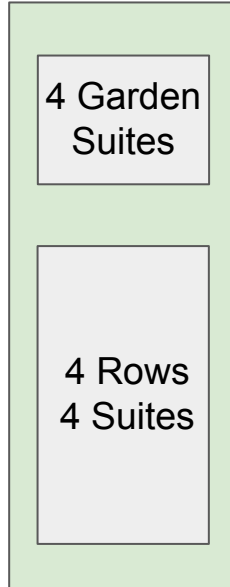
Maximum Dwelling Count on a 15 m x 45 m Lot (675 m²)

Current Zoning Bylaw

RF1 Zone
Max 6 Units

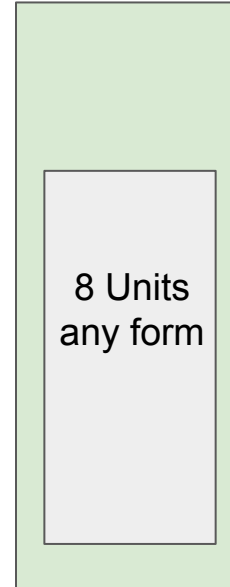


RF3 Zone
Max 12 Units

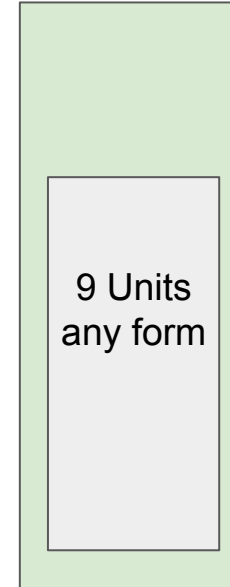


Proposed Zoning Bylaw

RS Zone
interior site
Max* 8 units



RS Zone
corner site
Max* 9 units



**Maximum units based on site area per dwelling*

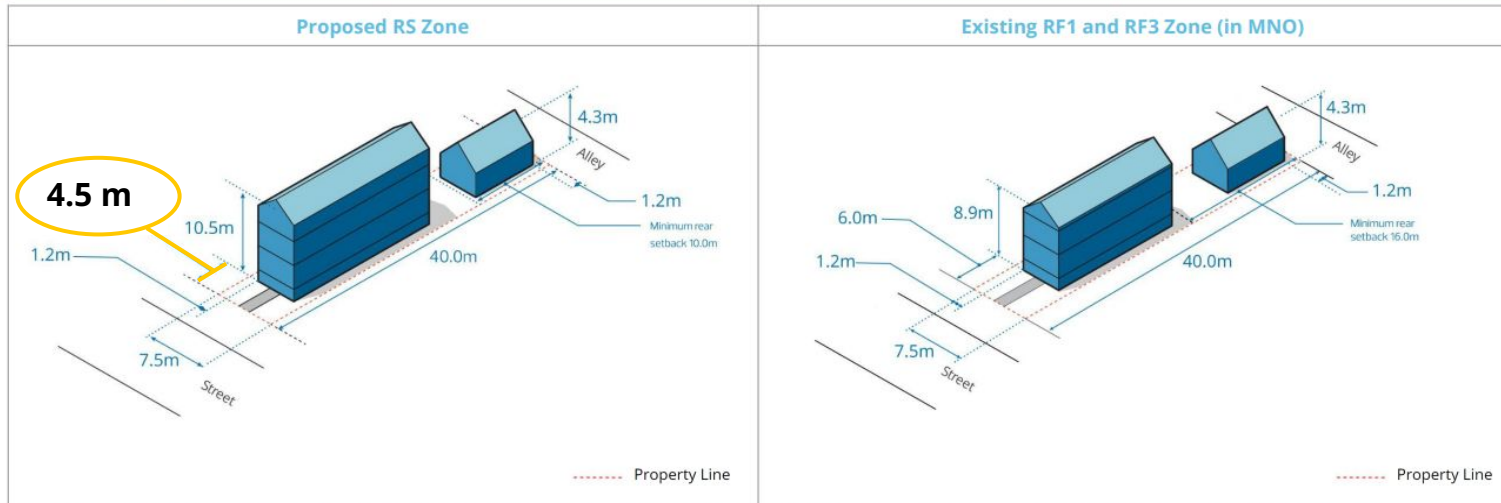
Setbacks

Front Setbacks for Small Scale Residential

Minimum front setback has been adjusted to allow space for landscaping
Decreased front setback of 4.5 m

SITE CONTEXT

- Internal narrow lot
- Alley access



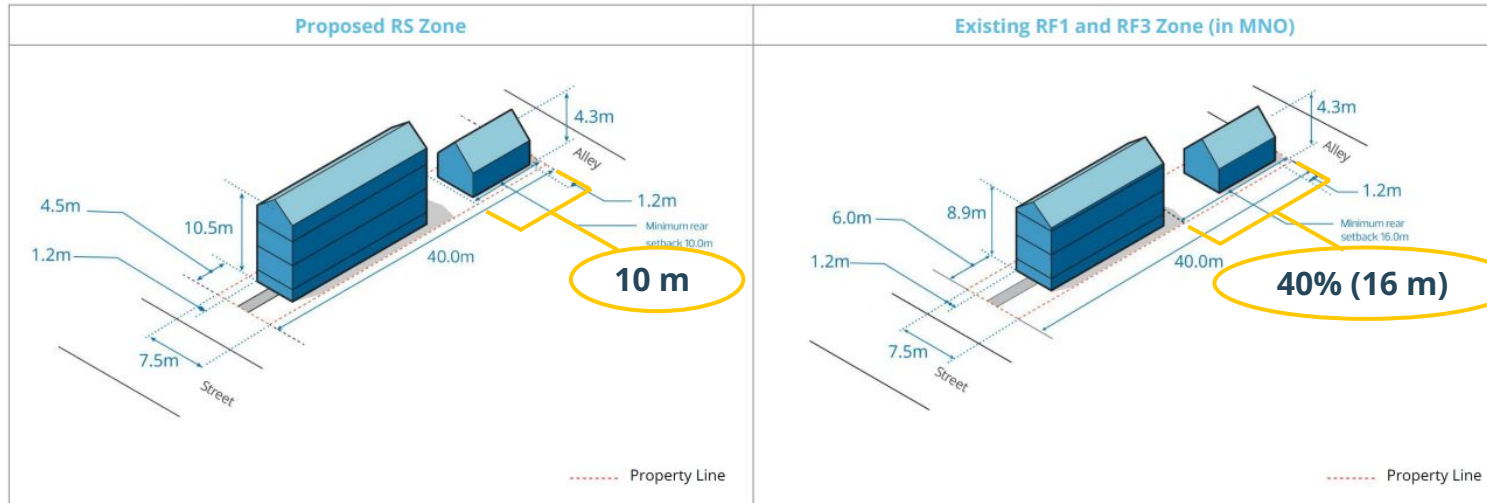
Note: In these scenarios, the house reaches maximum site coverage before it reaches the minimum rear setback. See the zone comparison table below for further information.

Rear Setbacks for Small Scale Residential

Ability to meet setback will often be limited by site coverage maximum
Rear setback decreased to 10.0 m

SITE CONTEXT

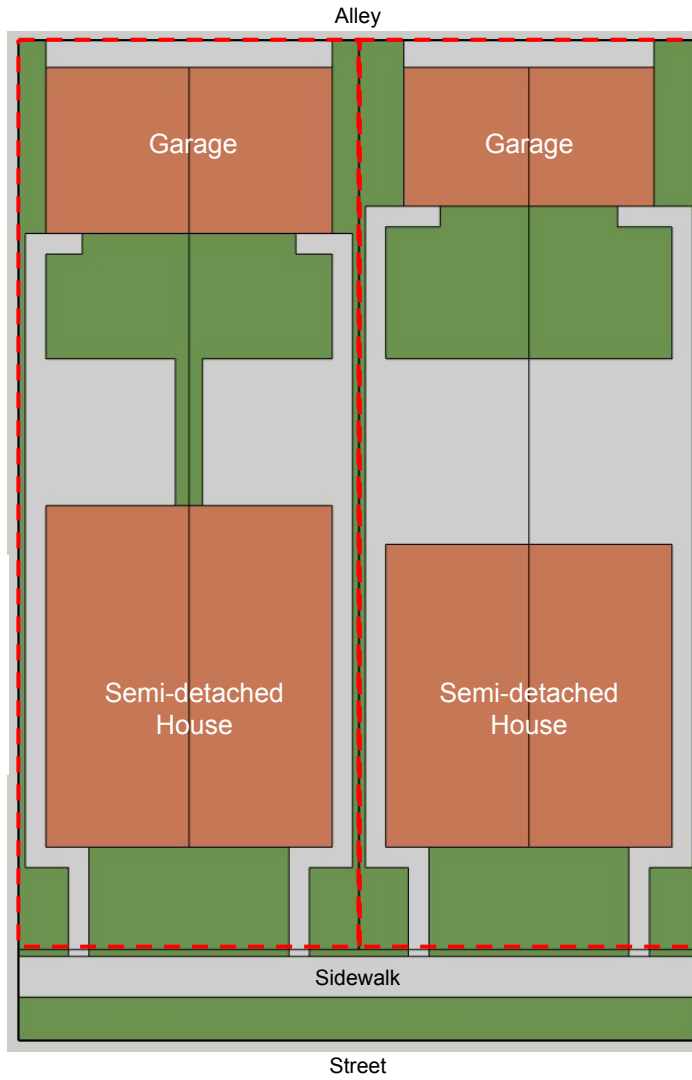
- Internal narrow lot
- Alley access



Note: In these scenarios, the house reaches maximum site coverage before it reaches the minimum rear setback. See the zone comparison table below for further information.

Site Coverage and Impermeable Surfaces

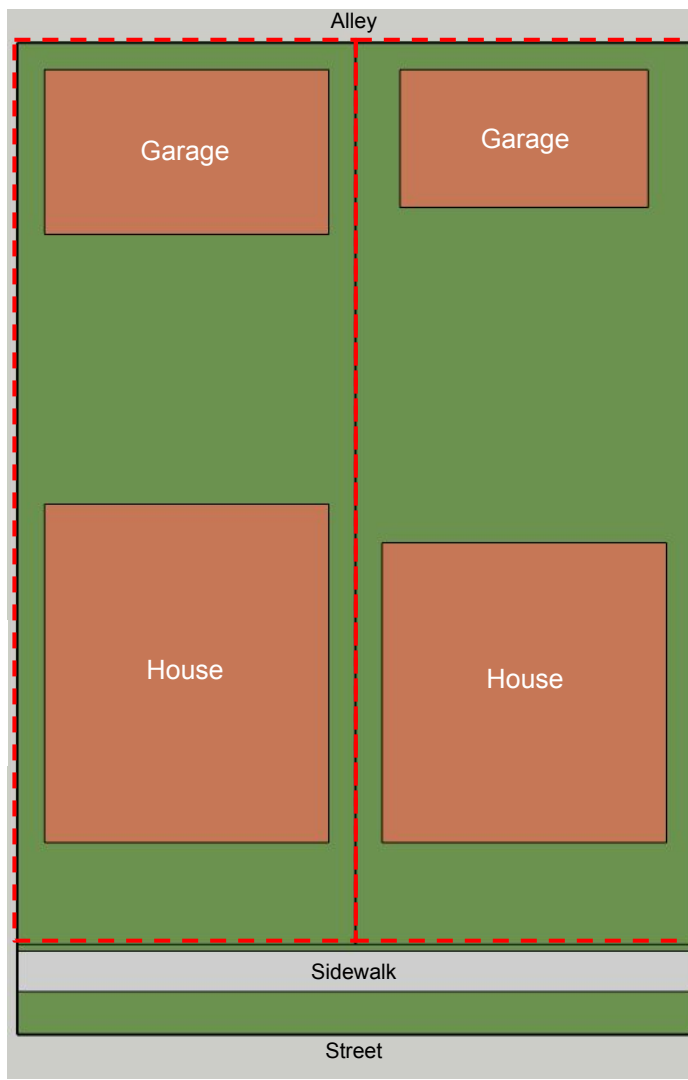
RS Zone
47%
Site Coverage
70%
Impermeable
Coverage



RF1 Zone
40%
Site Coverage
70%
Impermeable
Coverage

Site Coverage

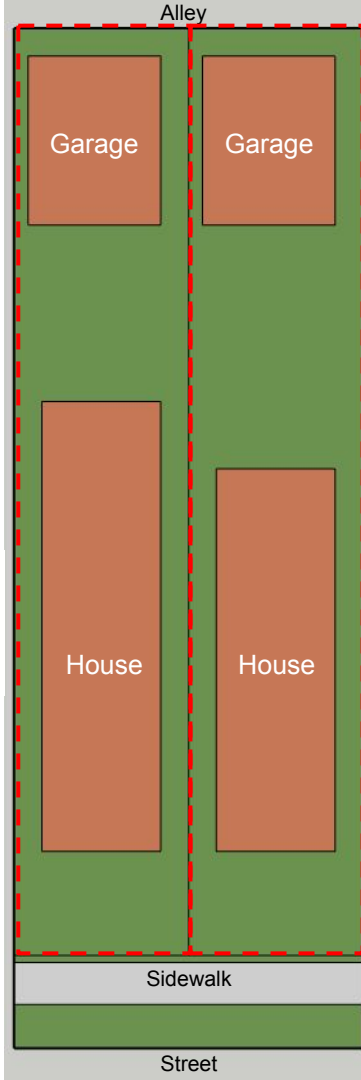
RS Zone
47%
Site Coverage



RF1 Zone
40%
Site Coverage

Site Coverage

RS Zone
47%
Site Coverage



RF1 Zone
42%
Site Coverage