

Zoning Bylaw – A Tool to Achieve Climate Resilience



Naturalization & Private LID
Larch Development

Attachment 8 – Environment & Climate Review

“Efforts are needed to adapt and prepare for the growing impacts of a changing climate.”

“Decisions made today about how the city is designed and built will set the course for Edmonton’s future climate resilience. Urban form decisions are environmental and climate decisions.”

“The Zoning Bylaw is one of many planning tools to integrate aspects of climate resilience within the development process.”

Climate Resilience needs to be a priority NOW!

- The Draft Zoning Bylaw is not well integrated with the 2018 Climate Resilience Adaptation Strategy & Action Plan was developed.
- Work identified in the June 2022 Energy Transition Corrective Action Report develop the Climate Change and Development Framework must be done now to ensure climate resilience is incorporated into the new Zoning Bylaw. It will be impossible to do this effectively once land use development rights have been given away.
- Land use patterns must embody the principles of sustainable development, contributing to a healthy environment, a healthy economy and healthy, safe and viable communities and ensuring we build a climate resilient city.

Draft Zoning Bylaw focus is to reduce carbon emissions by:

- Attachment 8 outlines proposed actions to accomplish this by increasing density which they assume will reduce carbon emissions through other indirect actions:
 - 15-minute neighbourhoods
 - Curb urban sprawl
 - Reduce new city infrastructure
 - Provide active and transit options
- The opportunity to use landscaping regulations to provide adequate green infrastructure and climate resilience is weak. Site and building regulations maximize building footprint leaving little room left

5.8 Landscaping regulations must be revised to achieve climate resilience



Non-living permeable rock mulch & small tree Living, absorptive ground cover & medium size tree

Proposed landscaping regulations allow substitution of green infrastructure – trees, shrubs and living ground cover – with permeable rock, mulch and artificial turf which provide zero environmental benefits.

Recommended revisions were provided to city administration and the city clerk.

The Infill Roadmap does not make climate resilience a priority.

The Infill Roadmap is an economic risk mitigation strategy for industry and the city to remove barriers and cut red tape for industry to enable infill and increase density for the city.

Drafting a new Zoning Bylaw achieves the remaining actions 18 to 24 and removes zoning barriers to maximize development potential and profit to enable infill to be built.

Targeted stakeholders - city teams and numerous industry lobby groups – have been engaged at a create and refine level of engagement with over 30 meetings and presentations to Develop & Build the Draft Zoning Bylaw and create new zones and rules that will regulate future development.

Instead of a fair, open, considerate and equitable planning activity this looks more like regulatory capture

Regulatory capture - *“The result or process by which regulation, in law or application, is consistently or repeatedly directed away from the public interest and toward the interests of the regulated industry, by the intent or action of the industry itself.”* Carpenter & Moss, 2014.

Refine level online engagement for citizens & communities required registration with Engaged Edmonton

City's 850-page Draft Zoning Bylaw



City's Overview Draft Zoning Bylaw



A 2021 Zoning Bylaw Through the Lens of Equity report stereotyped community leagues and residents of mature neighbourhoods as, “NIMBY . . . frequent flyer stakeholders . . . spreading misconception, fear and prejudice,” silencing ordinary citizens from providing a neighbourhood perspective.

More time is needed for engagement to develop site & building, as well as landscaping regulations that achieve climate resilient and sustainable development results.

Beverly Zubot will outline recommended revisions for the RS Zone, specifically a 30% Minimum Green Asset Area that does not reduce the potential to increase density, the units would only be slightly smaller.

Thank you.