

# James S.

Urban Planning Committee Meeting 20<sup>th</sup> June, 2023

# Zoning Bylaw Initiative increased the Inequity

## Initiative Goals

- Develop a user-friendly Zoning Bylaw that is aligned with City policies and directions **(Administration and Industry focused)**
- Streamline and simplify Zoning Bylaw regulations and related services and processes **(Industry focused)**
- Rezone properties city-wide to align with the zones in the new Zoning Bylaw **(Administration focused)**
- Ensure a smooth transition to a new Zoning Bylaw and new online tools (technology) **(Industry and Administration focused)**
- Ensure Edmontonians are aware, educated and informed of the proposed changes and are invited to provide feedback”<sup>1</sup> **(Resident focused)**

Bias created by unbalanced approach during different stages of engagement. Based on feedback and/or internal analysis:

- FAR changed to achieve 8 storeys on smaller sites
- Max. height increase to allow for taller floor heights
- Setback linked to building size not site size
- FAR changed to match Downtown Special Area Zones and RM Zones

# Removing setback requirements that did allow for climate resiliency and integration into residential neighbourhoods as infill.

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"setback conting


Comment Drag

1. The regulation is triggered:
  - a. when the neighbouring residential zone allows for a max height of 12 m or less rather than 10 m or less to capture development under the proposed RS and RSF Zones; and
  - b. when the proposed development is 12 m in height or taller rather than 10 m in height or taller to align with the maximum height of the proposed RSF Zone.
2. The 7.5 m and 10 m setback requirement for Sites larger than 1 ha is proposed to be removed. Instead, a setback requirement of 3.0 m, 6.0 m, or 9.0 m is proposed depending on the height and length of the proposed development. This links the setback requirement to the size of the building rather than the size of the site.

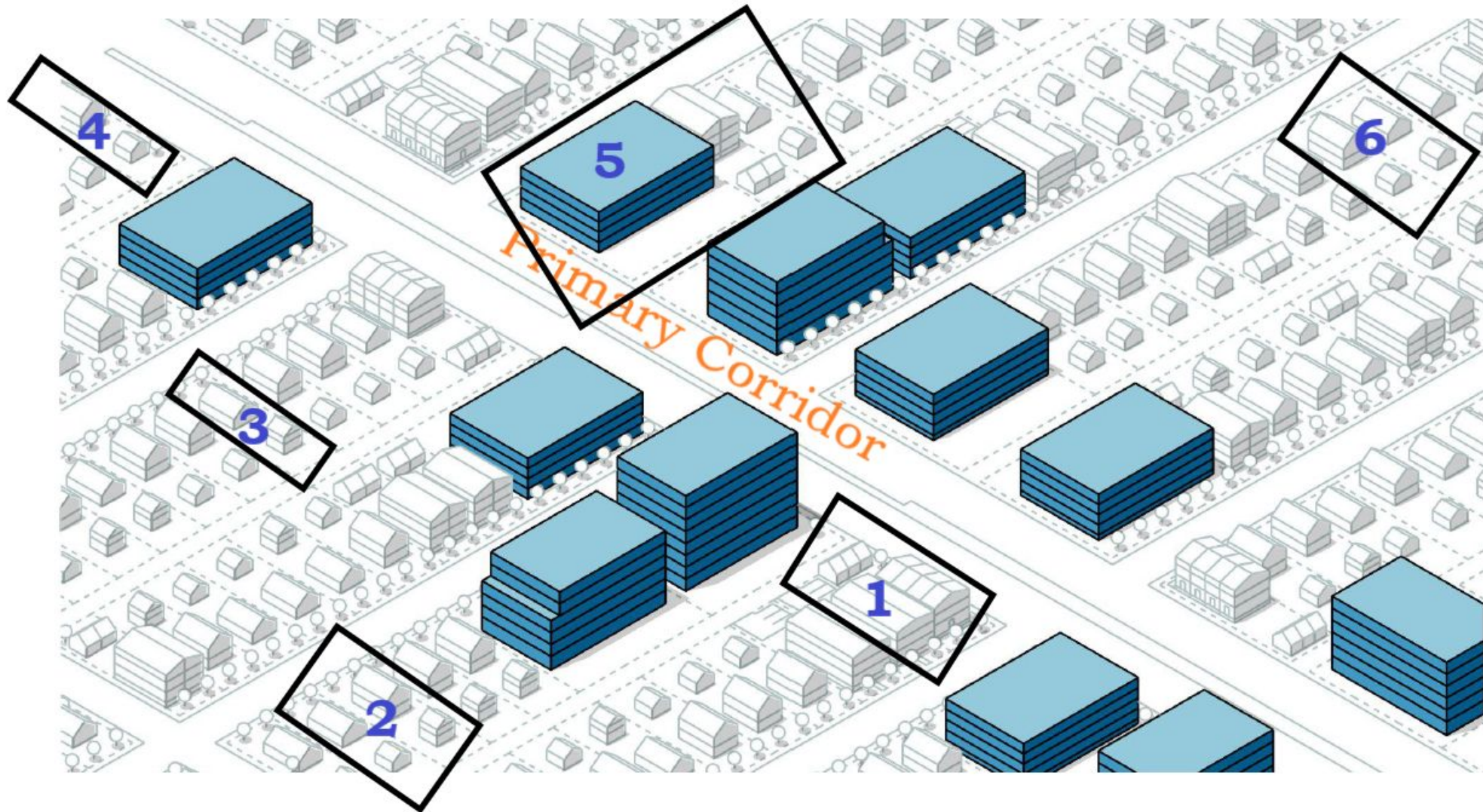
**4.5 - Revised from S.210.4.7.a and S.220.4.7.a**

This regulation provides some

Zoom Out

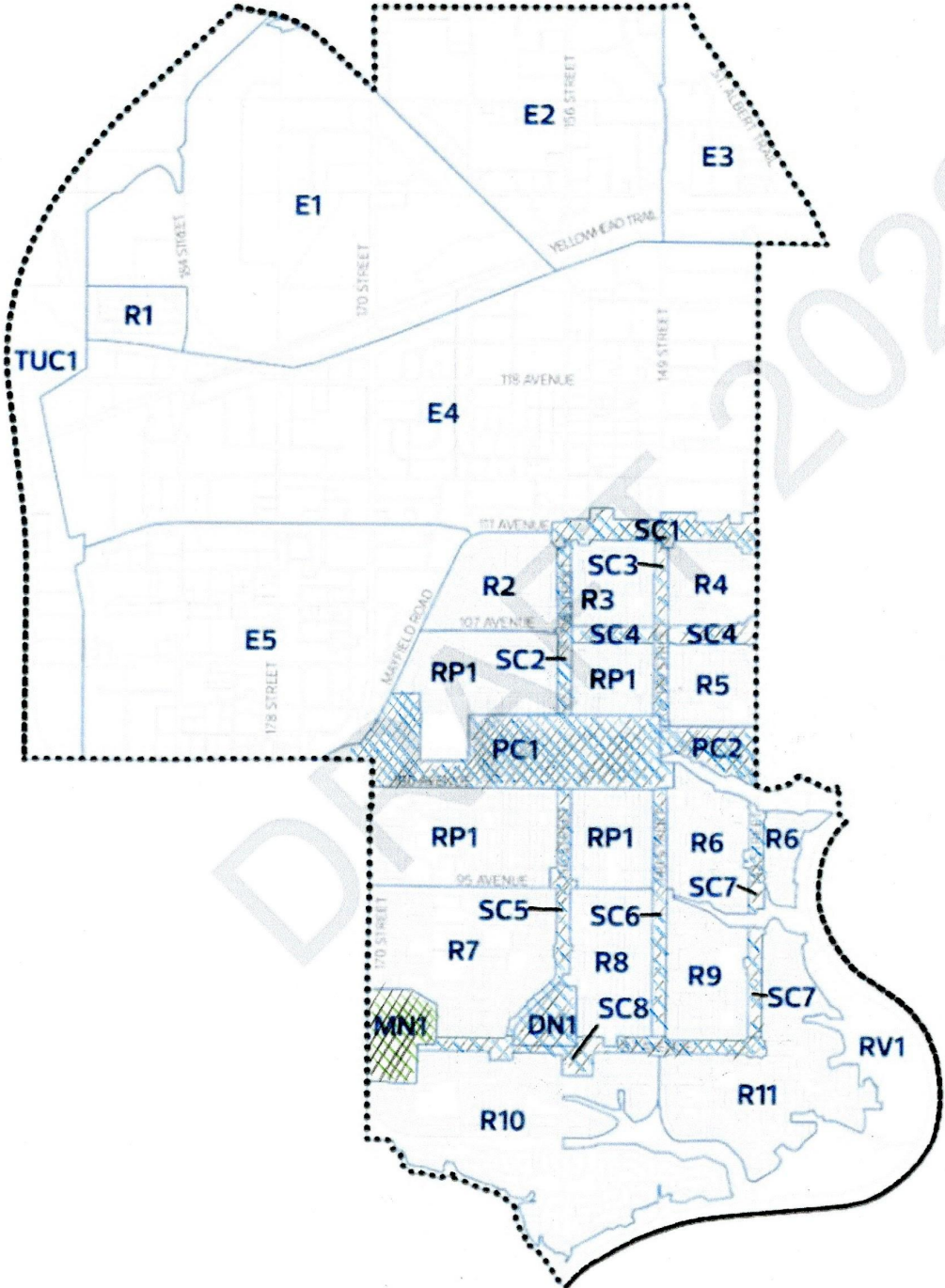


# RM and RL Zoning (MU also) in a local context



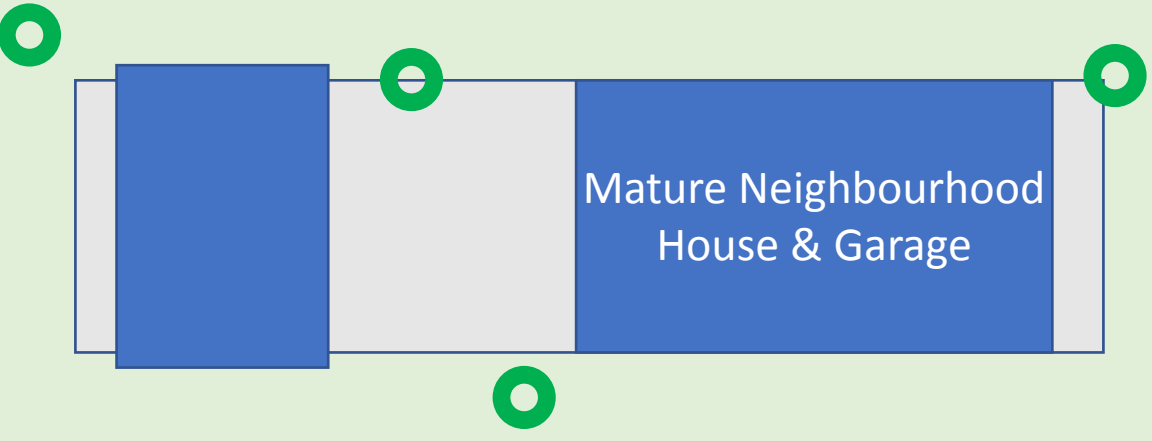
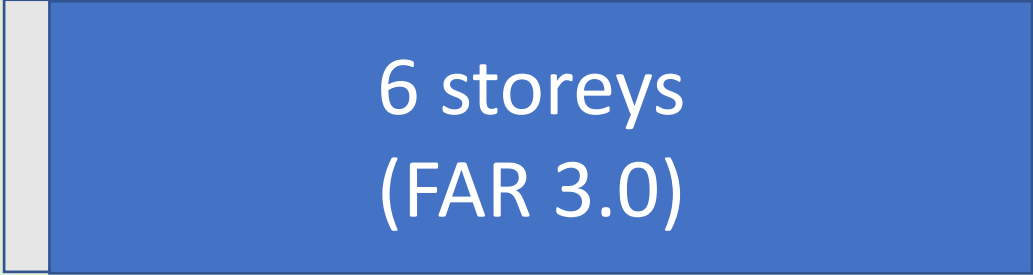


# Jasper Place District

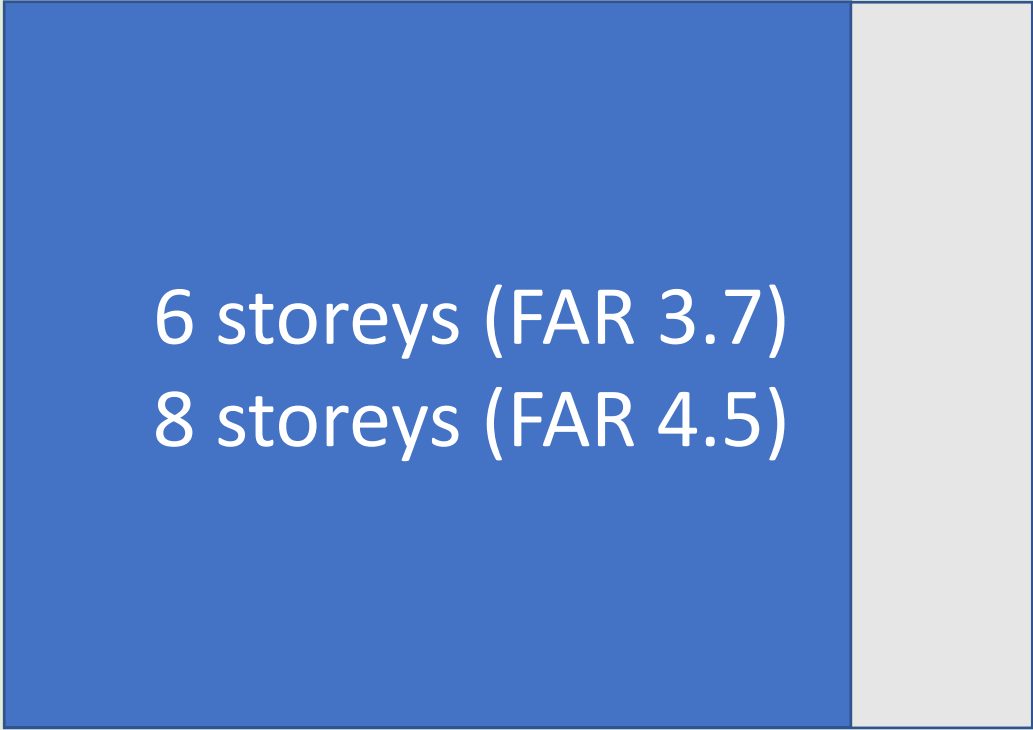
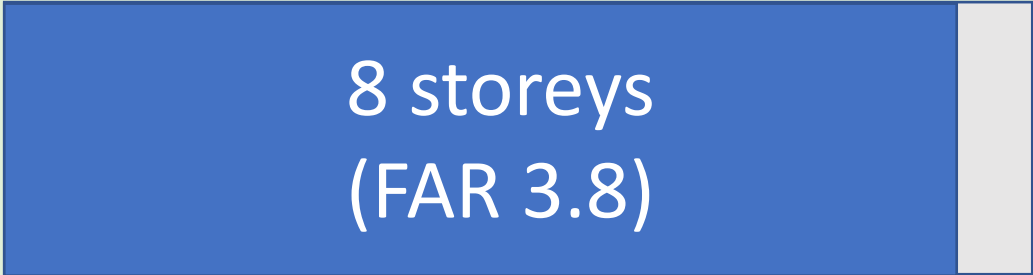


- MN = Major Node
- DN = District Node
- PC = Primary Corridor
- SC = Secondary Corridor
- RP = Residential Area with I
- R = Residential Area
- RP = Residential Planned Area
- E = Employment Area
- RV = River Valley
- TUC = Transportation Utility Corridor

RM min. density 60/ha = 3.6/15x40 m lot size



Luxury 1 or 2 level "open concept" condos



# 4 Asks for The UPC decision-making process

1. Act to create more affordable housing. Do not rely on the possibility that more volume or range of choice will produce the desired outcome - the Zoning Bylaws are the necessary mechanisms.
2. Ensure solar access is available to all existing and new structures.
3. Ensure the site size dictates building envelope which follows Urban Design best practice.
4. Extend the Zoning Bylaw timelines until all Edmontonians can learn, understand, and apply the new Bylaws to their contexts, which means the District Plans finish their engagement first.

*“There is never enough time to do it right, but there is always enough time to do it over.” John W. Bergman<sup>4</sup>*



# The Zoning Bylaw Initiative

## **Process** and Product

Affordability

Climate Resiliency

Unintended Consequences

# Affordability

- “The legacy of historically low-density, primarily single-detached residential zones—such as RF1, RF2, and others—inhibits housing diversification and densification, and hence curtails access and affordability to housing for all.”  
2
- Case study – 1 lot with 2 “skinny” homes does NOT create affordability.
- Case study – RS, RM, and RL will NOT create affordability.
- **Zoning Bylaws dictate the min. and max. for many criteria.**
- **Zoning Bylaw Initiative never had affordability as one criterion.**

# Edmonton's Climate Resiliency depends on nature and access to the sun

- The soil enables water management, supports plants and trees, and relies on access to the sun.
- Alternative energies are necessary to facilitate a reduction of fossil fuel usage. Photovoltaics and passive heat collectors need access to the sun, and heat pumps need access to the air or ground.
- “The new Zoning Bylaw will provide the necessary rigour and flexibility to signal the city's commitment to becoming a climate resilient city, while being able to adapt and respond to changing conditions over time”<sup>3</sup> These are NOT action words!
- **Zoning Bylaw Initiative does not protect people's, nor soil's nor technology's access to the sun.**

# Zoning Bylaw Initiative and the unintended consequences

- Reduces access to solar, air, or ground energy sources.
- Reduces permeable surfaces.
- Increases carbon footprint to make way for every new structure.
- Creation of more inequity:
  - Segregation based upon socio-economic status or ethnicity;
  - Transfer of wealth – reduction of adjacent property owner's & increase of developer's;
  - Focus shifts to “wants” not “needs” for new development;
  - Density distribution through not pragmatic land use in many instances.

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# What do participants need to do to be “Engaged”: Be **more than** simply receivers of information

## **To do:**

- Be interested
- Have access to the information
- Understand the bylaws
- Evaluate the implications
- Create ways to demonstrate the bylaws to others who want to become interested

## **How and why:**

- Be informed about changes
- Present material to communities
- Apply the bylaws to own context
- Contrast or compare old to new
- Apply the bylaws to other people’s contexts

# References

- 1 - Initiatives goals retrieved 20.5.2023 from: [Zoning Bylaw Renewal Initiative | City of Edmonton](#)
- 2 - Quote about affordability retrieved 20.5.2023 from: [Zoning Bylaw Through the Lens of Equity Report \(edmonton.ca\)](#)
- 3 – Climate resilient city quote p. 23 retrieved 20.5.2023 from: [Climate Resilience and Energy Transition Discussion Paper \(edmonton.ca\)](#)
- 4 - John W. Bergman. (n.d.). AZQuotes.com. Retrieved May 20, 2023, from AZQuotes.com Web site:  
[https://www.azquotes.com/author/40300-John\\_W\\_Bergman](https://www.azquotes.com/author/40300-John_W_Bergman)