

Urban Planning and Economy

Edmonton

**Zoning Bylaw Renewal  
Charter Bylaws 20001 and 21001**

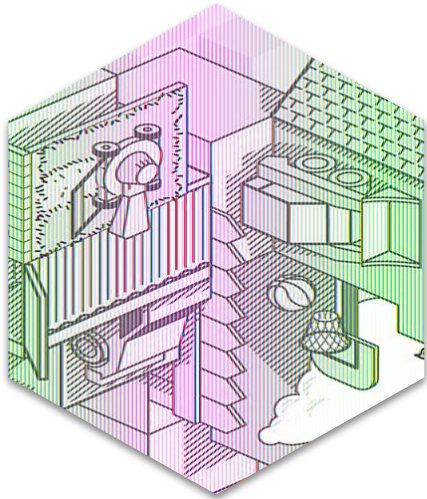
October 16, 2023 Public Hearing

Kim Petrin  
Livia Balone  
Trevor Illingworth  
Christian Lee

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



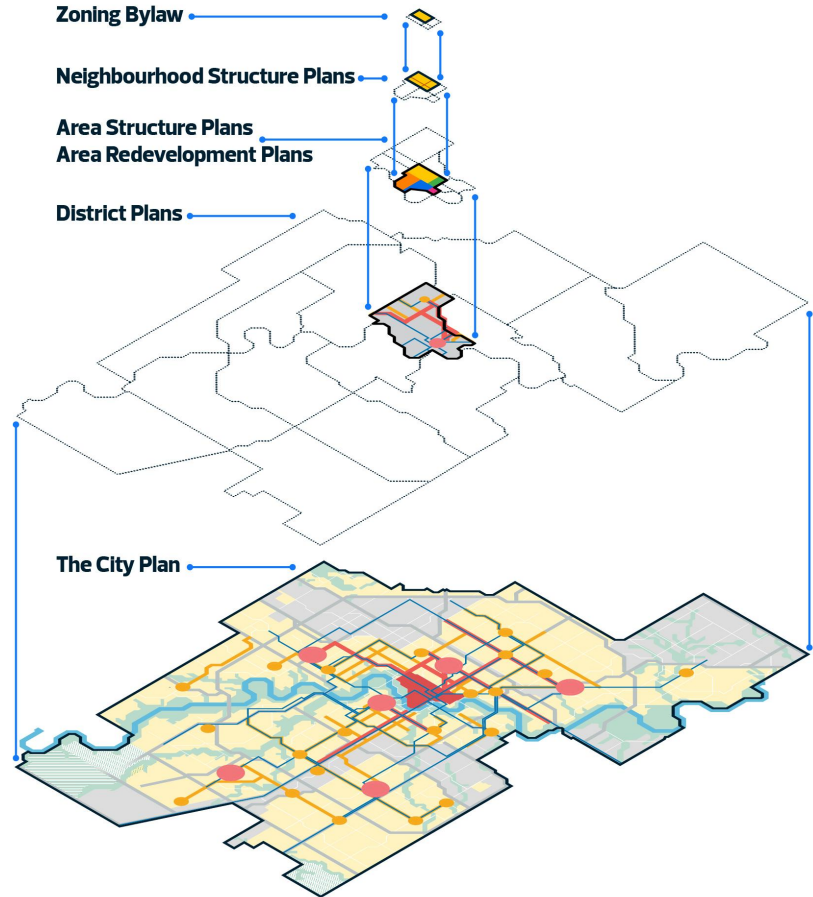
# Rethinking the Way We Regulate Land Use



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

# City Plan Alignment

- + The City Plan
- + District Plans
- + Area Structure Plans /  
Area Redevelopment  
Plans
- + Neighbourhood  
Structure Plans
- + **Zoning Bylaw**



## 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

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

## Proposed New Zoning Bylaw

### **CHARTER BYLAW 20001**

- + To adopt a new Zoning Bylaw for the City of Edmonton and repeal the current Edmonton Zoning Bylaw 12800

## City-Wide Rezoning

### **CHARTER BYLAW 21001**

- + To amend Charter Bylaw 20001 by adding a Zoning Map to Section 1.20 of that bylaw and rezone most properties across Edmonton accordingly



# Public Hearing Notifications



**Curious how zoning changes may impact your property?**

Learn more and have your say on **October 16**.

Edmonton

**Have your say on the proposed new Zoning Bylaw—**  
the city's 'rulebook' for development.

**City Council Public Hearing**  
October 16, 2023  
In person or online

Get involved at  
[edmonton.ca/ZoningBylawRenewal](https://edmonton.ca/ZoningBylawRenewal)

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# Proposed New Zoning Bylaw

## OVERVIEW

- + Residential Zones
- + Mixed Use Zones
- + Commercial Zones
- + Industrial Zones
- + Open Space and Urban Services Zones
- + Agricultural Zones
- + Special Area Zones
- + Direct Control Zones
- + Overlays
- + General Development Regulations
- + Specific Development Regulations
- + Administrative and Interpretive Regulations

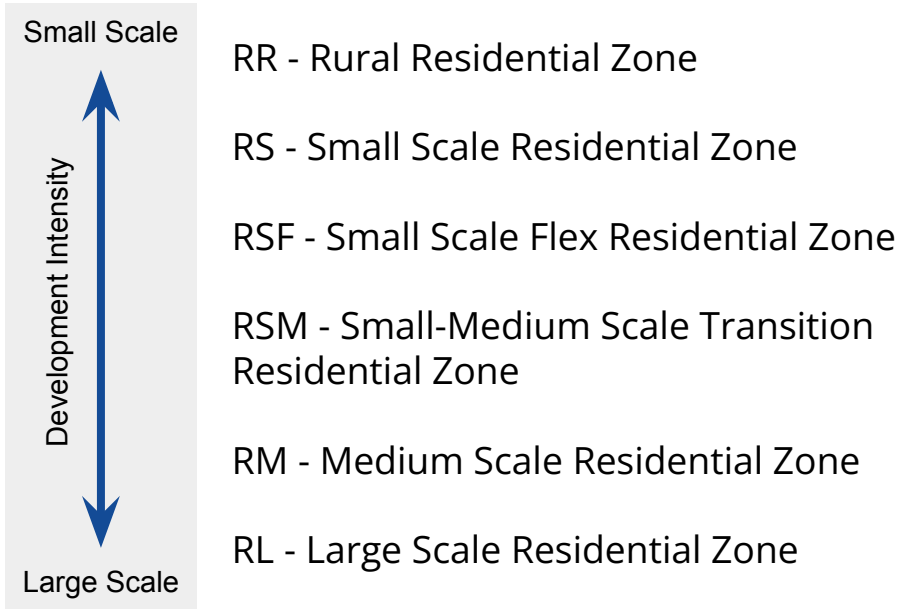
# Proposed New Zoning Bylaw

## APPROACH TO USES

- + Classify and consolidate uses based on land use impacts
- + Adopt flexible uses that accommodate changing business models and housing forms
- + More permitted uses, fewer discretionary uses
- + Introduce development regulations for specific uses that require additional regulation
- + Provide greater consistency and predictability in the development review process for applicants and the public

# Proposed New Zoning Bylaw

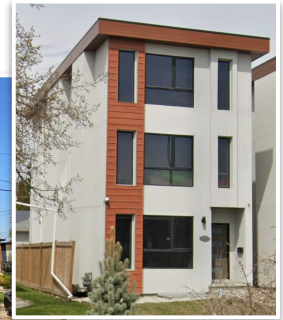
## RESIDENTIAL ZONES



# Proposed New Zoning Bylaw

## (RS) SMALL SCALE RESIDENTIAL ZONE

- + Allows diverse housing types
- + Maximum Height: 10.5 m
- + Minimum Rear Setback: 10.0 m
- + Expanded opportunities for neighbourhood services

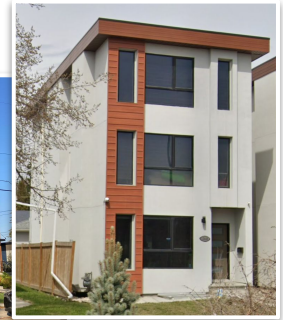


# Proposed New Zoning Bylaw

## (RS) SMALL SCALE RESIDENTIAL ZONE

- + Limited to 8 dwellings mid-block
- + Minimum Soft Landscaping Area: 30%
- + Maximum Site Coverage: 45%
- + Retirement of the Mature Neighbourhood Overlay (MNO)

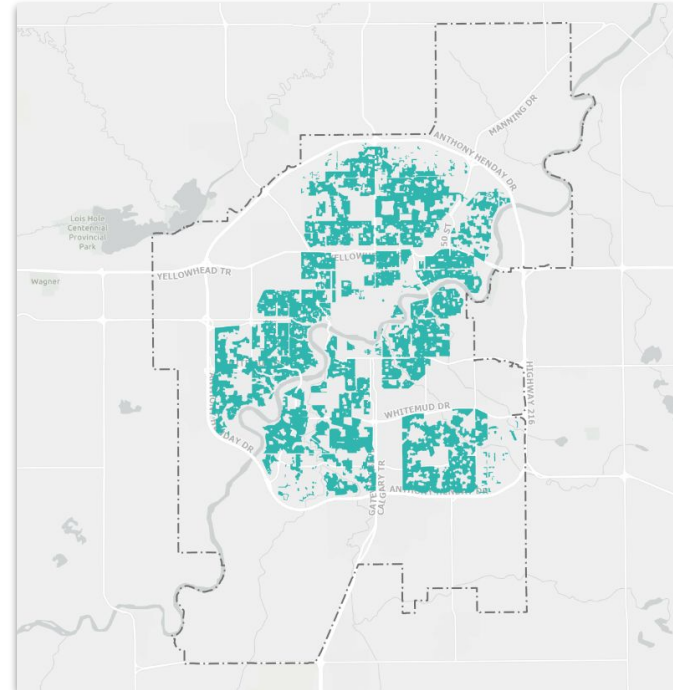
Revised in response to May engagement feedback



# Proposed New Zoning Bylaw

## (RS) SMALL SCALE RESIDENTIAL ZONE

- + Applied to most neighbourhoods in the city
- + RF1 to RF3 → 14% of all rezonings in 2022



Proposed RS Zone

# Proposed New Zoning Bylaw

## MIXED USE ZONES



+ MUN - Neighbourhood Mixed Use Zone



+ MU - Mixed Use Zone



# Proposed New Zoning Bylaw



## COMMERCIAL ZONES

- + CN - Neighbourhood Commercial Zone
- + CG - General Commercial Zone
- + CB - Business Commercial Zone



## INDUSTRIAL ZONES

- + BE - Business Employment Zone
- + IM - Medium Industrial Zone
- + IH - Heavy Industrial Zone

# Proposed New Zoning Bylaw



## OPEN SPACE ZONES

- + A - River Valley Zone
- + NA - Natural Areas Zone
- + PSN - Neighbourhood Parks and Services Zone
- + PS - Parks and Services Zone

# Proposed New Zoning Bylaw



## URBAN SERVICES ZONES

- + PU - Public Utility Zone
- + UF - Urban Facilities Zone
- + UI - Urban Institution Zone
- + AJ - Alternative Jurisdiction Zone



## AGRICULTURAL ZONES

- + AG - Agriculture Zone
- + FD - Future Urban Development Zone

# Proposed New Zoning Bylaw

## OVERLAYS

- + 3 Overlays provide environmental protection and risk mitigation:
  - FPO - Floodplain Protection Overlay
  - RVO - North Saskatchewan River Valley and Ravine System Protection Overlay
  - APO - Airport Protection Overlay
- + 8 Overlays to be retired which are not aligned with The City Plan

# Proposed New Zoning Bylaw

## **SPECIAL AREA ZONES**

- + 7 Special Area Zones retired and rezoned to standard zones
- + 62 Special Area Zones carried forward
- + 6 River Valley Special Area Zones created

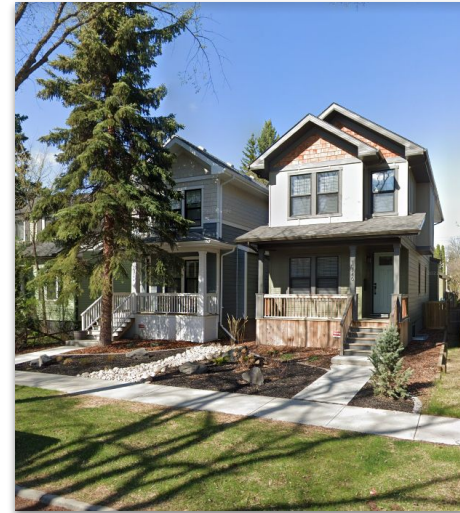
## **DIRECT CONTROL ZONES**

- + No change to existing Direct Control Zones
- + Removing distinction between DC1 and DC2

# Proposed New Zoning Bylaw

## GENERAL AND SPECIFIC DEVELOPMENT REGULATIONS

- + General development regulations
  - Landscaping
  - Parking and Site Access
  - Amenity Area
- + Specific development regulations
  - Child Care Services
  - Home Based Businesses
  - Signs



# Proposed New Zoning Bylaw

## **ADMINISTRATIVE AND INTERPRETIVE REGULATIONS**

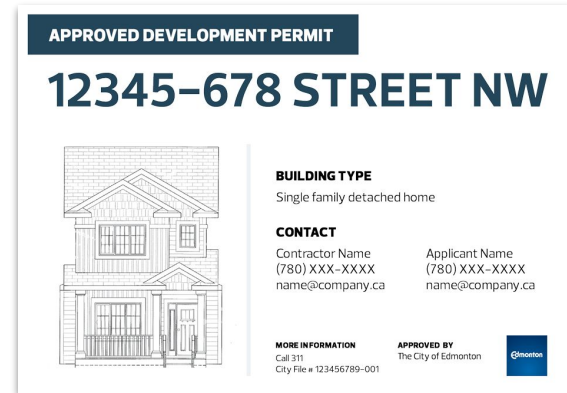
- + Authority and Responsibility of the Development Planner
- + Development Application Requirements
- + Special Information Requirements
- + Rules for variances

# Proposed New Zoning Bylaw

## ADMINISTRATIVE AND INTERPRETIVE REGULATIONS

### + Notifications

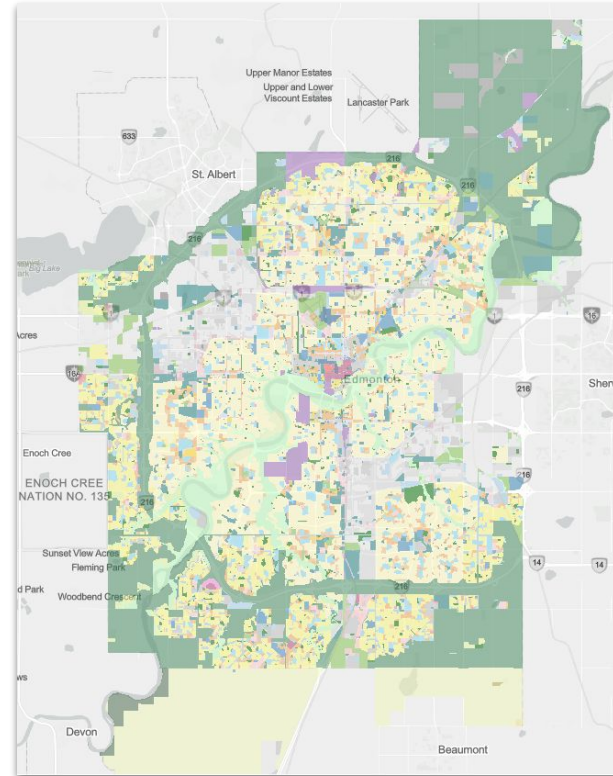
- Who we notify
- Development Permit Notification Signs
- Changes to notification requirements
- Future notification processes





## City-wide Rezoning

- + The majority of properties in Edmonton will be rezoned to **closest equivalent zone**
- + Direct Control Zones will not be rezoned
- + Rezonings are still required for future changes in development potential
- + Notifications and Public Hearing for Rezonings unchanged



## Post-Renewal

- + Our work will continue!
- + Monitoring and analysis throughout 2024
- + Opportunities for future amendments
- + Opportunities to integrate with other work
- + Zoning Bylaw team 2024 Work Plan will be presented to Urban Planning Committee in early 2024

# Thank You

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