

City Plan Policy Alignment

Renewing the Zoning Bylaw is a rare opportunity to comprehensively realign regulations with long-range planning policies. Aligning the planning framework from the top down connects policy goals to actual changes in neighbourhoods, helping make the planning and development processes more predictable and streamlined for everyone.

Big City Moves

The City Plan identifies five Big City Moves that define bold, transformative priorities and create a different set of opportunities for Edmonton. The Zoning Bylaw is one of the primary tools to implement The City Plan within the context of land use planning and regulation. The philosophy of the Zoning Bylaw Renewal Initiative and the proposed regulations of the proposed new Zoning Bylaw aligns with the five Big City Moves—Greener as we Grow, Rebuildable City, a Community of Communities, Inclusive and Compassionate, and Catalyze and Converge. The bylaw's emphasis on inclusivity, complete communities, sustainability, flexibility, connectivity and economic competitiveness contributes to Edmonton's ongoing development as a vibrant, livable and forward-thinking city.

Greener as We Grow

The proposed new Zoning Bylaw continues to protect and enhance the city's natural environment by maintaining zones that preserve the river valley, ravine system, natural areas and park systems. The renewed bylaw retains discretionary uses for river valley and natural area zones to enable alignment with statutory plans and policies and support the primary intent of these zones, which is preservation. Regulations in the River Valley Zone have been strengthened by specifying that no new residential, commercial or natural resource developments will be permitted. Landscaping regulations will also contribute to the city's overall climate resilience and livability by ensuring that landscaping is an integral part of new development.

Rebuildable City

By increasing flexibility in permitted uses and development outcomes, the proposed new Zoning Bylaw fosters a modern regulatory environment that can respond to Edmonton's long-term city-building needs and is adaptable to shifting local and global trends. It enables innovative and forward-thinking planning and design, allows communities to adapt over time, and supports an incremental approach to intensification. Fewer residential zones that allow for a range of housing types will support the City's goal of welcoming more residents into the redeveloping area through infill and new mixed use zones will support the type of development that is envisioned in the nodes and corridors network.

Community of Communities

The proposed new Zoning Bylaw supports physical and social connectedness by enabling diverse housing options, better access to education, recreation and other amenities, integration of community activities, and employment opportunities in neighbourhoods. The proposed new Zoning Bylaw supports the creation of complete communities where the local economy thrives and residents can meet their daily needs closer to home. This approach fosters a meaningful sense of community and inclusivity by giving residents the option to live, work, and play in their neighbourhoods.

Inclusive and Compassionate

The proposed new Zoning Bylaw places a strong emphasis on equity and accessibility; it sets the conditions that will allow for more diverse housing options and mixed-income neighbourhoods, and is deliberate about allowing easier access to community services and social supports—actions that will enable social diversity and inclusivity. The bylaw uses an equity lens to identify barriers that have historically impacted vulnerable or marginalized populations and their access to housing, transit, employment, commerce, services and access to open space.

Catalyze and Converge

The proposed new Zoning Bylaw positions Edmonton as a competitive and adaptable city in a changing world. Creating clear and efficient zoning regulations and streamlining our development processes will have a direct impact on Edmonton's competitive advantage by removing barriers for those wanting to invest in Edmonton. By introducing more flexible uses and zones, the proposed new bylaw supports the creation of dynamic urban spaces and the growth of economic sectors. It also positions Edmonton as an economic hub and innovation centre, by accommodating new and emerging industries, development forms, technology and market trends.

Alignment with The City Plan's Directions

The City Plan sets out 250 Directions that describe a specific course of action at a city-wide or district level that contribute to meeting a policy intention and achieving unique city-building outcomes. The proposed new Zoning Bylaw will help to directly address at least 62 Directions set out in The City Plan.

The alignment of the proposed new Zoning Bylaw with City Plan Directions is detailed and organized into the following themes:

- Encouraging a Variety of Mobility Options
- Intensifying Major Nodes, Corridors, and Employment Areas
- Fostering Complete Communities

- Supporting Housing Diversity
- Supporting Climate Resilience and Adaptation
- Fostering a Healthy City
- Enhancing the Public Realm and Building Design
- Facilitating Strong Social Outcomes
- Supporting Growth and Innovation

City Plan Directions	New Zoning Bylaw Alignment
Encouraging a Variety of Mobility Options	
<p>1.4.1.2 Design and deliver mass transit and active transportation network infrastructure to enable energy efficient mobility.</p> <p>2.4.2.3 Encourage and support emerging mobility technologies in alignment with a compact, livable community.</p> <p>3.2.1.7 Enable business and development to integrate with transit facilities.</p> <p>3.2.2.2 Provide pedestrian connections, amenities and facilities to support employees in non-residential areas.</p> <p>3.4.2.3 Encourage Edmonton’s businesses to become climate resilient and achieve emissions-neutral operations.</p> <p>4.1 Edmonton supports equity through universally accessible spaces, services, facilities and transportation networks.</p> <p>4.1.1.3 Respond to gaps in the</p>	<p>Bike Parking</p> <p>Private bike parking requirements have been enhanced to support a variety of mobility options (including for those Edmontonians who may not have access to a vehicle), and reduce GHG emissions through low carbon living by:</p> <ul style="list-style-type: none"> • Introducing long-term bike parking requirements for community, commercial, office, and multi-unit residential developments to ensure access to safe and secure bike parking facilities for residents and employees. • Introducing inclusive bike parking requirements to ensure a minimum number of spaces support a variety of micro mobility options, such as cargo bikes and e-bikes. • Increasing the required number of bike parking spaces from 0.5 to 1 space per dwelling in multi-unit housing developments. • Providing new, easy-to-interpret regulations that ensure bike parking is accessible, safe, user friendly, and easy to locate. <p>Site Circulation</p> <p>Site circulation regulations have been enhanced to support multi-modal development. The current Zoning Bylaw employs a performance-based approach, while the proposed new Zoning Bylaw aims to provide clear and predictable, yet flexible requirements. The site circulation regulations guide the design and orientation of driveways, parking lots, pathways and private roadways. Specific changes include:</p> <ul style="list-style-type: none"> • Providing clear, easy-to-interpret directions on what infrastructure is required on sites to provide adequate access and circulation for pedestrians and other active modes of transportation. • Providing new regulations that require pathways to connect from main entrances to on- and off-site features, such as public sidewalks, transit stations and on-site amenity areas.

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<p>mobility system to improve accessibility and safety.</p> <p>4.2.1.1 Integrate mass transit with surrounding development.</p> <p>4.2.2.4 Design transportation infrastructure that is intuitive and user friendly.</p> <p>4.2.3.3 Develop and maintain safe, high-quality cycling infrastructure and facilities.</p> <p>4.4.1.1 Encourage a shift to transit and active transportation options.</p>	<ul style="list-style-type: none"> ● Requiring a minimum 1.8 m wide pathway to main entrances of non-residential and multi-unit housing developments with 9 or more dwellings to ensure adequate space for manoeuvrability. ● Requiring pavement markers and signage for crosswalks in parking lots where pathways cross drive aisles to promote the safety of pedestrians and active mobility users <p>Transit Integration</p> <p>The new Zoning Bylaw enables more opportunities for the integration of transit with private development by:</p> <ul style="list-style-type: none"> ● Introducing mixed use zones to support an integrated mass transit network. ● Adding the Transit Facilities Use to mixed use, commercial, industrial and parks zones as a permitted use, and exempting this use from setback requirements. ● Providing regulations for zones in nodes and corridors that promote walkability and transit use, such as: <ul style="list-style-type: none"> ○ Requiring pathways from main entrances of non-residential and multi-unit housing developments with 9 or more dwellings to abutting transit stops.
<p>Intensifying Major Nodes, Corridors, and Employment Areas</p>	
<p>2.2.1.5 Facilitate housing and job growth and intensification within nodes and corridors.</p> <p>2.2.3.3 Strategize, invest in and nurture priority growth areas across the city to enhance equitable access to amenities and public services, and to maximize the benefits of mass transit investment.</p> <p>3.3.2.2 Facilitate the intensification of non-residential areas including commercial and mixed uses along their edges to efficiently use existing infrastructure.</p>	<p>New Mixed Use Zone</p> <p>The proposed new Zoning Bylaw introduces the (MU) Mixed Use Zone to foster intensification of housing and employment opportunities within major nodes and corridors by:</p> <ul style="list-style-type: none"> ● Allowing for mixed use development of varying scales. ● Responding to context and the range of growth and intensification envisioned by The City Plan. ● Introducing a new zoning tool—zone modifiers—that will enable a single standard zone to achieve different development scales and outcomes. ● Enabling a mix of residential and non-residential uses. ● Enabling both vertical and horizontal mixed use development. ● Contributing to vibrant, walkable destinations at a scale that is inviting to pedestrians.

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	<p>New Flexible Industrial Transition Zone</p> <p>The new (BE) Business Employment Zone is intended to be a flexible industrial transition zone, acting as a buffer between the medium and heavy industrial zones and any non-industrial zone. It combines the two current industrial transition zones—(IB) Industrial Business Zone and (IL) Light Industrial Zone.</p> <p>The new BE Zone provides for a broader range of permitted commercial uses with size restrictions. These size restrictions are intended to limit commercial activities to those that are compatible with neighbouring properties and that will not reduce the viability of industrial lands.</p>
Fostering Complete Communities	
<p>1.3.1.1 Establish and invigorate districts where daily life, work and play intersect.</p> <p>2.2.3.4 Enable the development and redevelopment of small commercial sites and centres to support mixed-use local nodes city-wide.</p> <p>2.3.1.2 Encourage residential and non-residential redevelopment that contributes to the livability and adaptability of districts.</p>	<p>Services in Neighbourhoods</p> <p>The proposed new Zoning Bylaw enables more services in neighbourhoods to support more walkable communities by:</p> <ul style="list-style-type: none"> ● Opening up opportunities for home based businesses, to enable Edmontonians to live and conduct business within their home. Opportunities include allowing for a small storefront and allowing the business to operate out of a garage. ● Allowing for Food and Drink Services, Health Services, Indoor Sales and Services and Offices in small scale residential zones where adjacent to a non-residential zone that permits commercial uses. ● Allowing for community services and child care services on corner sites next to collector or arterial roads, in existing non-residential buildings or where adjacent to a non-residential zone that permits commercial uses. ● Providing regulations that focus on the impact of uses, and mitigating nuisance through methods such as limiting the size of establishments. <p>New Neighbourhood Commercial and Mixed Use Zones</p> <p>The proposed new Zoning Bylaw introduces the (MUN) Neighbourhood Mixed Use Zone and (CN) Neighbourhood Commercial Zone. These new zones:</p> <ul style="list-style-type: none"> ● Help foster the local nodes envisioned by The City Plan, helping bring services and amenities closer to residents. ● Replace the current neighbourhood commercial zone. ● May be expanded in neighbourhoods in the future, in alignment with statutory plans, enabling more equitable access to amenities

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	<p>and services.</p> <ul style="list-style-type: none"> • Include regulations that ensure the scale of new businesses and mixed use development integrate well within communities. <p>Supporting Home Based Businesses</p> <p>The proposed new Zoning Bylaw includes regulations that reduce barriers for home based businesses in Edmonton. This will help support new and innovative businesses to open up in Edmonton that are well integrated into communities.</p> <p>The proposed new Zoning Bylaw allows home based businesses to:</p> <ul style="list-style-type: none"> • Operate out of a dwelling or accessory building, such as a garage. • Have higher visibility from the street. For example, a small bakery or hair salon would be able to have a larger business sign and make some exterior alterations to the building to make the bakery or salon more noticeable. • Occur as a greater variety of business types.
<p>1.2.2.3 Enable accessible child care facilities in a variety of locations throughout the city.</p>	<p>Child Care in Small Scale Residential Zones</p> <p>Currently, child care services are a discretionary use in the small scale residential zones. The new Zoning Bylaw proposes to allow child care services as a permitted use with some locations and size restrictions to ensure the small scale residential intent of the zone is maintained.</p> <p>Child Care in Other Zones</p> <p>The new Zoning Bylaw also enables more opportunities for child care services elsewhere in the city by:</p> <ul style="list-style-type: none"> • Providing opportunities for child care in commercial zones, the business employment zone, park zones and the urban facility zone. • Removing the requirement for additional pick-up/drop-off spaces where child care services are developed on the same site as a school.
Supporting Housing Diversity	
<p>1.3.3.3 Maintain and enhance Edmonton’s relative affordability advantage within the context of Canada's big cities.</p> <p>1.3.3.4 Enable all districts to</p>	<p>Allowing More Housing Options in all Neighbourhoods</p> <p>The new Zoning Bylaw proposes regulations that will allow diverse housing types in all neighbourhood and proposes to reduce the number of residential zones by combining similar zones together.</p> <p>This gives both market and non-market housing providers the ability to build a broader range of housing options without the time, cost and</p>

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<p>achieve more income-diverse neighbourhoods and a greater mix of land uses.</p> <p>2.2.1.6 Enable ongoing residential infill to occur at a variety of scales, densities and designs within all parts of the residential area.</p> <p>2.2.2.1 Streamline provision of affordable housing in all neighbourhoods through continual regulatory and procedural review and improvement.</p>	<p>uncertainty that would otherwise come with rezoning the land.</p> <p>For example, the new (RS) Residential Small Scale Zone replaces six current standard small scale residential zones, allowing for a variety of housing without the need for a rezoning, including:</p> <ul style="list-style-type: none"> ● single-detached housing ● semi-detached housing ● duplexes ● secondary suites ● row housing ● small apartments ● lodging houses ● backyard housing ● cluster housing ● supportive housing <p>Focusing on Form</p> <p>The new Zoning Bylaw also proposes a number of changes to how the built form of residential development will be regulated. Rules such as setbacks, site coverage, minimum site area and height maximums will create practical limitations on how big buildings can be and where on a property they can be located.</p> <p>These changes are intended to support new and innovative housing forms while also ensuring that new and existing development are compatible, and include:</p> <ul style="list-style-type: none"> ● Regulating the physical size and location of buildings, while allowing flexibility in how dwellings may be arranged within a building or on a site ● Allowing up to three storeys in height for development in the small scale residential zones ● Enabling more flexibility in where housing can be located on a lot ● Introducing facade length regulations to reduce massing impact ● Maintaining contextual setback requirements for taller buildings that share a property line with smaller scale development ● Retiring the Mature Neighbourhood Overlay and incorporating certain regulations into the new residential zones <p>For example, the new RS Zone provides regulations to control the overall intensity of development while providing opportunities for a variety of housing forms, including:</p> <ul style="list-style-type: none"> ● Requiring a minimum 75 m² of site area for each dwelling, which ensures the intensity of development is proportional to the site size.

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	<ul style="list-style-type: none"> • Allowing up to eight dwellings on sites internal to the block, as long as the minimum 75 m² of site area per dwelling requirement is met. • A 1.6 m increase in maximum height, to 10.5 m, in mature neighbourhoods to enable three-storey development.
<p>1.2.2.4 Encourage medium and high density residential development that serves households above the average Edmonton household size.</p>	<p>Increased Incentives for Three-Bedroom Dwellings</p> <p>An enhanced incentive is proposed which allows a higher maximum floor area ratio (FAR) where a certain number of three-bedroom dwellings are provided in the new (RM) Medium Scale Residential Zone, (RL) Large Scale Residential Zone, (MUN) Neighbourhood Mixed Use Zone and (MU) Mixed Use Zone. Obtaining the FAR bonus generally requires that at least 10% of dwellings are three-bedroom dwellings that:</p> <ul style="list-style-type: none"> • Have access to a common amenity area designed for children. • Have dedicated bulk storage within or on the same floor as the dwelling. <p>This incentive is intended to encourage development outcomes which may not occur otherwise.</p>
<p>Supporting Climate Resilience and Adaptation</p>	
<p>1.4.2.3 Expand and enhance a healthy and sustainable urban forest.</p> <p>2.1.2.4 Incorporate nature and natural systems into the built environment.</p> <p>2.4.2.6 Prioritize and enable green infrastructure including low impact development solutions.</p> <p>5.1.2.2 Expand and diversify Edmonton's urban tree canopy and native vegetation.</p> <p>5.4.1.1 Manage stormwater runoff and improve water quality through the design and development of the built environment.</p>	<p>Tree and Shrub Requirements</p> <p>The proposed new Zoning Bylaw carries forward regulations that require the planting of trees and shrubs for different development types, with minor revisions to improve clarity and consistency. The regulations also carry forward the requirement for a proportion of plant material to be deciduous and coniferous.</p> <p>Incentives for tree preservation are improved for larger scale development by allowing mature trees to count towards more of the minimum tree planting requirements.</p> <p>Enhanced requirements for landscaping in parking lots have also been added, which include:</p> <ul style="list-style-type: none"> • Location and size criteria for the provision of trees in landscaped parking islands. • Minimum tree quantity requirements based on the area of a landscaped island. • New requirements to provide trees along pathways in parking lots.

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	<p>Soft Landscaping</p> <p>A minimum soft landscaping area for small scale residential development is proposed to reduce stormwater runoff and provide space for plants to grow. Soft landscaping allows water to infiltrate and be absorbed into the ground and ensures space is provided that supports living plants.</p>
<p>2.4.1.2 Conserve, restore and reconnect natural areas and ecological networks within the built environment for human and ecosystem health.</p> <p>5.1.1.5 Maintain the North Saskatchewan River Valley and Ravine System's key role as an environmental protection area and for open space, cultural and recreational uses.</p> <p>5.3.2.3 Prevent resource extraction within the North Saskatchewan River Valley and Ravine system in order to preserve its ecological value.</p>	<p>Protecting the River Valley and Ravine System</p> <p>The new Zoning Bylaw proposes the following approaches to help protect the river valley and natural areas:</p> <ul style="list-style-type: none"> • Discretionary uses are maintained to enable alignment with statutory plans and policies and to support the primary preservation intent of the River Valley Zones. • Prohibiting new residential and commercial uses, and new natural resource developments, in the River Valley Zone.
<p>5.4.1.2 Improve flood resilience through ongoing risk management, infrastructure planning and operation, financial analysis and stakeholder engagement.</p>	<p>Maintaining Overlays</p> <p>The proposed new Zoning Bylaw retains the Floodplain Protection Overlay to ensure additional considerations are made for development in the floodplain, which is critical for the safety of residents and mitigating the property and infrastructure impacts from catastrophic flooding.</p> <p>Additionally, the top-of-bank development setback has been increased in the North Saskatchewan River Valley and Ravine System Protection Overlay to align with the current Top of Bank Policy (Policy C542 - Development Setbacks from River Valley/Ravine Crests) and increases the protection of properties and infrastructure from potential landslides.</p>
<p>1.4.1.3 Encourage the use of local renewable energy.</p>	<p>Reducing Barriers for Renewable Energy</p> <p>By maintaining exemptions to height and setbacks and not requiring development permits for solar panels on non-heritage buildings, the proposed new Zoning Bylaw can support more Edmontonians in adopting the use of renewable energy.</p>

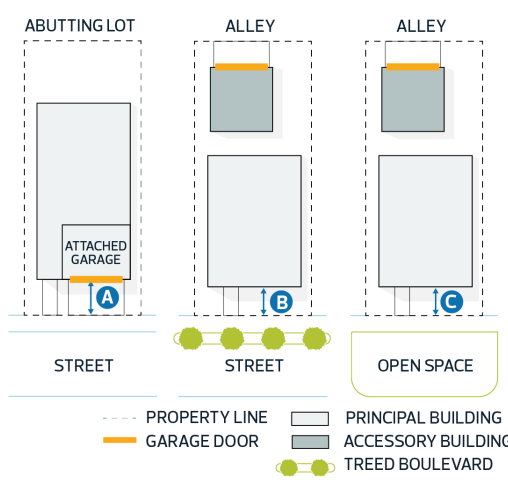
City Plan Directions	New Zoning Bylaw Alignment
Fostering a Healthy City	
<p>2.2.2.4 Encourage an integrated local food economy through a range of activities and amenities including investment in value-added food processing, local distribution, consumption and disposal.</p> <p>2.2.2.5 Facilitate local urban agricultural opportunities through education, supportive programming and regulation.</p> <p>5.3.1.1 Facilitate urban agricultural activities and protect agricultural operations through regulation, programming, land use and design.</p>	<p>Enabling Urban Agriculture</p> <p>Regulations for Urban Agriculture have been simplified and development permit requirements are significantly reduced to further enable this activity and support local food production.</p>
<p>1.4.2.1 Protect, restore, maintain and enhance a system of conserved natural areas within a functioning and interconnected ecological network.</p> <p>2.2.1.2 Improve local open space and public amenities to support density increases.</p> <p>5.1.1.1 Provide opportunities for people to access, enjoy and connect to open space and the river valley and ravine system.</p>	<p>New Parks and Services Zones</p> <p>The proposed new Zoning Bylaw will continue to protect park spaces through the creation of two new parks zones. The (PS) Parks and Services Zone will apply to larger sites that accommodate multiple programs and operators such as schools, community leagues and recreation centres. The (PSN) Neighbourhood Parks and Services Zone will generally apply to smaller sites that accommodate lower intensity recreational activities such as tot lots and picnic shelters.</p> <p>Allowing Parks in More Zones</p> <p>The proposed new Zoning Bylaw allows for parks as a permitted use in more zones, to accommodate more opportunities for publicly accessible private parks. New zones that now allow for parks as a permitted use include:</p> <ul style="list-style-type: none"> ● (RM) Medium Scale Residential Zone ● (RL) Large Scale Residential Zone ● (MU) Mixed Use Zone ● (MUN) Neighbourhood Mixed Use Zone ● (CG) General Commercial Zone ● (CN) Neighbourhood Commercial Zone

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<p>2.1.2.3 Manage the impact of environmental stressors on people and natural systems including excessive noise, air and light pollution.</p>	<p>Mitigating Nuisance</p> <p>The proposed new Zoning Bylaw provides regulations that focus on mitigating nuisances stemming from land use. Specific examples of regulations that mitigate nuisance include:</p> <ul style="list-style-type: none"> ● Improvements to the nuisance definition to clearly indicate what constitutes a nuisance from a land use perspective. ● A new section that allows the development planner to require nuisance mitigation for non-residential uses. ● Regulations to ensure that a home based business cannot store dangerous goods or create a nuisance, and that potential nuisances can be mitigated. ● Regulations that require lighting be directed downwards and away from surrounding sites.
<p>2.1.3.3 Manage risk associated with heavy industry, oil and gas facilities including sour gas, pipelines, railway corridors, utilities and utility corridors through the provision of adequate buffers, separation distances and effective transition zones.</p>	<p>Mitigating Risk</p> <p>To support the shift to permitted uses and ensure that the proposed new Zoning Bylaw appropriately considers use compatibility, clear criteria have been established under the special information requirements for risk assessments.</p> <ul style="list-style-type: none"> ● A new sensitive use definition has been created and requirements set for when a risk assessment can be requested. <p>New Major Industrial Use</p> <p>To better distinguish between types of industrial activities, the current General Industrial Use is proposed to be separated into a Major Industrial Use and a Minor Industrial Use.</p> <ul style="list-style-type: none"> ● The Major Industrial Use will only be permitted in the (IH) Heavy Industrial Zone.
<p>2.1.3.1 Require investigation of potentially contaminated sites and, where appropriate, require remediation to ensure site suitability.</p>	<p>Environmental Assessment Information</p> <p>The review of environmental assessment information is a provincially guided process to determine if proposed activities may be impacted by historical uses of a site and what mitigations or remediation may be required.</p> <ul style="list-style-type: none"> ● New criteria have been established for when environmental assessment information may be required.

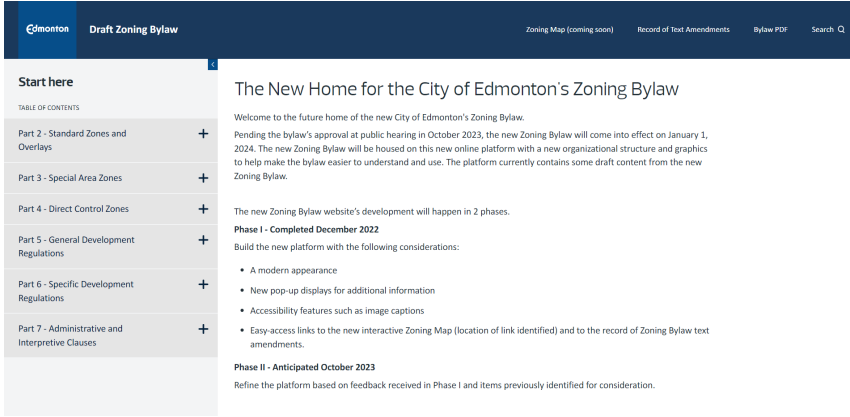
City Plan Directions	New Zoning Bylaw Alignment
<p>2.3.2.7 Prevent any further subdivision or Rural Residential or Agricultural lands that creates additional Rural Residential parcel(s) or would otherwise facilitate further country residential development.</p> <p>5.3.1.4 Prevent premature fragmentation and conversion of agricultural lands for residential and non-residential uses.</p> <p>5.4.1.5 Conserve agricultural land in order to improve food system resilience, support the long-term viability of the agricultural sector and mitigate climate change.</p>	<p>Preserving Rural and Agricultural Land</p> <p>The new Zoning Bylaw will ensure that agricultural and rural lands are not fragmented or prematurely converted and developed for residential uses by:</p> <ul style="list-style-type: none"> ● Continuing to prohibit subdivision in the (RR) Rural Residential Zone. ● Continuing to support the viability of agricultural operations with a dedicated (AG) Agriculture Zone. ● Continue to limit the number of dwellings permitted on each site in these zones.
<p>Enhancing the Public Realm and Building Design</p>	
<p>1.3.1.3 Encourage diverse design and development in all neighbourhoods so communities can continue to evolve over time.</p> <p>1.3.1.5 Encourage high quality urban design that celebrates the unique physical pattern of the city's systems, networks and places.</p> <p>6.2.2.2 Incorporate a high standard of design for public and private development with an emphasis at nodes, corridors and city entrances.</p>	<p>Expanding Opportunities for Main Street Development</p> <p>The proposed new Zoning Bylaw will continue to provide zones that allow for or require main street development, where development is oriented towards a street to create a pedestrian-oriented environment. Main street development opportunities are being expanded through:</p> <ul style="list-style-type: none"> ● The new (RM) Medium Scale Residential Zone, (RL) Large Scale Residential Zone, (CG) General Commercial Zone and (CN) Neighbourhood Commercial Zones which allow reduced setbacks from a street or abutting sites in certain circumstances. This will provide more opportunities for development to be street-oriented, without requiring a rezoning. ● The new mixed use zones promote vibrant, walkable destinations at a scale inviting to pedestrians by: <ul style="list-style-type: none"> ○ Requiring buildings to be located closer to the street. ○ Applying the new commercial frontage modifier to require ground floor non-residential uses in certain areas to support and reinforce existing commercial main streets and to align with statutory plans.

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	<p>Enabling Diverse Design and Development</p> <p>The proposed new Zoning Bylaw will continue to require certain developments to provide a minimum number of building design techniques, to help reduce the perception of massing, eliminate large blank walls, provide visual interest, and enhance the appearance of buildings during winter months.</p> <p>A variety of options to meet these design outcomes are provided in each zone, with the option for a developer to use other similar techniques not listed in a zone. This approach will provide a menu of options to allow for flexibility in design while ensuring basic design outcomes are met.</p>
<p>1.3.2.4 Improve and integrate winter city design through the development of buildings, the public realm and open spaces.</p>	<p>Covered Entrance Requirements</p> <p>Main entrance weather protection, through architectural elements such as awnings, will be required in the new mixed use zones, commercial zones and for backyard housing.</p>
<p>Facilitating Strong Social Outcomes</p>	
<p>1.2.3.3 Facilitate programs and services that preserve, document and celebrate the city’s heritage.</p> <p>5.2.1.1 Encourage the identification and preservation of historic resources, cultural and natural landscapes.</p> <p>5.2.1.2 Consider, enhance and preserve historic resources through ongoing redevelopment processes.</p>	<p>Heritage Building Preservation Incentive</p> <p>A new incentive for the preservation of heritage buildings has been added in the MU, MUN, RL, RM, and RS zones to encourage the retention of buildings on the Edmonton Inventory of Historic Resources. The incentive provides increased development opportunities on a site where a heritage inventory building is preserved.</p>
<p>1.1.4.3 Integrate age-friendly design to connect seniors and reduce social isolation.</p>	<p>Improved Inclusive Design Regulations and Incentives</p> <p>The Inclusive Design section provides incentives for residential buildings that include design features to support people with mobility constraints. Where a development meets the criteria in this section, specific incentives may be provided. This section has been improved to align with relevant sections of the Alberta Building Code Barrier Free Design Guide and the City of Edmonton’s Access Design Guide. Including:</p> <ul style="list-style-type: none"> ● Requiring a bedroom, bathroom, kitchen, and laundry room on the same floor as the dwelling’s entrance. ● Increased corridor widths.

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	<p>Incentives have also been added for development in the MU, MUN, RL, RM, and RS zones, as well as for Backyard Housing, where the inclusive design regulations are met.</p> <p>Enabling Aging in Place</p> <p>By enabling a greater diversity of housing in all neighbourhoods across Edmonton, there will be increased opportunities for residents to transition to different housing types that meet their needs, without leaving their neighbourhood.</p>

Supporting Growth and Innovation	
<p>2.3.1.3 Edmonton’s key role in the Edmonton Metropolitan Region as a centre for innovation, wealth creation and business and employment opportunities.</p> <p>3.1.3.1 Reduce barriers for local businesses and producers to provide goods and services to the City.</p> <p>3.1.3.5 Develop regulations and processes that are efficient, streamlined and easily understood in order to enhance Edmonton's competitiveness for investors and entrepreneurs.</p> <p>3.2.1.1 Adapt the planning and regulatory environment to support innovative business models and operations.</p> <p>3.2.1.2 Enable growth of new and emerging sectors in Edmonton’s non-residential areas.</p> <p>3.3.1.3 Encourage entrepreneurial opportunities through support for emerging and</p>	<p>Plain language and diagrams</p> <p>The proposed new Zoning Bylaw uses simplified language to increase accessibility and to ensure regulations are as easy to interpret as possible. This is intended to reduce barriers for all users of the Bylaw.</p> <p>In addition, tables and diagrams are used to break up and display complex information where possible.</p> <p>This is an example of a diagram that has been added to improve the comprehension of regulations:</p>  <p>The diagram shows three scenarios of lot configurations:</p> <ul style="list-style-type: none"> ABUTTING LOT: A large grey rectangle (Principal Building) is on the left. A smaller grey rectangle (Accessory Building) is attached to its right side. A blue double-headed arrow labeled 'A' indicates the width of the lot. ALLEY: A grey rectangle (Principal Building) is on the left. A smaller grey rectangle (Accessory Building) is on the right, separated from the principal building by a narrow alleyway. A blue double-headed arrow labeled 'B' indicates the width of the alleyway. ALLEY: A grey rectangle (Principal Building) is on the left. A smaller grey rectangle (Accessory Building) is on the right, separated from the principal building by a narrow alleyway. A blue double-headed arrow labeled 'C' indicates the width of the alleyway. <p>Below the diagrams is a legend:</p> <ul style="list-style-type: none"> --- PROPERTY LINE — GARAGE DOOR □ PRINCIPAL BUILDING ■ ACCESSORY BUILDING ● TREED BOULEVARD

City Plan Directions	New Zoning Bylaw Alignment
<p>non-traditional workplace locations.</p> <p>5.3.1.3 Attract innovation and investment in urban agricultural intensification</p> <p>6.3.2.2 Facilitate opportunities for short-term and temporary creative use of commercial spaces through programs and incentives, and regulatory flexibility.</p>	<p>No Development Permit Required</p> <p>The proposed new Zoning Bylaw refines and expands on current allowances for certain low-risk developments to occur without the need for a development permit. This will provide additional flexibility and reduce timelines for low-risk development. Specific additions to this section include:</p> <ul style="list-style-type: none"> ● An expanded list of uses that no longer need a change of use development permit including for Direct Control Zones, which will streamline the permitting process. ● An exemption for uses approved in response to a local emergency, to ensure that the City can more easily respond to emergencies. ● An expanded exemption for solar collectors on any building. ● An expanded exemption for home based businesses. ● An updated exemption for Urban Agriculture to simplify the process to further enable and encourage local food production. <p>Consolidating Similar Uses</p> <p>The proposed new Zoning Bylaw consolidates similar uses into broader use categories, focusing on regulating activities based on land use impact. This has led to a 60 per cent reduction in the number of uses, from 125 current uses to 51.</p> <p>The consolidation of uses will:</p> <ul style="list-style-type: none"> ● Allow for a greater range of activities to occur on a piece of land or in a particular building and within a zone. ● “Future proof” the new Zoning Bylaw through a more versatile, inclusive approach to regulating activities. ● Improve consistency, clarity and predictability in the new Zoning Bylaw. ● Streamline the development review process by reducing the need for change of use permits, which will allow businesses more flexibility in creating innovative business models and reacting to emerging markets. ● Reduce the number of rezonings to accommodate specific uses for a proposed development. ● Reduce the number of text amendments to the new Zoning Bylaw to accommodate new and emerging business models. <p>Shifting to Permitted Uses</p> <p>The new Zoning Bylaw proposes to replace discretionary uses with</p>

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	<p>permitted uses in most standard zones, with some exceptions including the river valley zones. This is intended to provide more certainty about what can be developed in each zone.</p> <p>To support this shift, a new section called ‘additional regulations for specific uses’ has been added to each zone, where certain uses have additional regulations, like location or size restrictions.</p> <p>In some cases, new additional regulations for specific uses have been proposed to help mitigate potential land use impacts, support the purpose of the zone, and improve transparency around development requirements.</p>
<p>6.3.2.4 Connect data, technology and social innovation to foster creativity and productivity.</p>	<p>New Online Home for the Zoning Bylaw</p> <p>The proposed new Zoning Bylaw will be hosted on a new online platform with a modern appearance that is user friendly and easier to navigate.</p>  <p>New Online Zoning Map</p> <p>A new interactive online map for the Zoning Bylaw will be created to improve the user experience and provide more detailed zoning information for properties in Edmonton. The new Zoning map is planned to be released in 2024.</p>