

Hello! My name is Clinton.

Zoning Bylaw Renewal promotes micro-businesses.



Micro-businesses promotes

Walkable Neighbourhoods



Growing Small Businesses



Walkable Neighbourhoods reduces driving, which

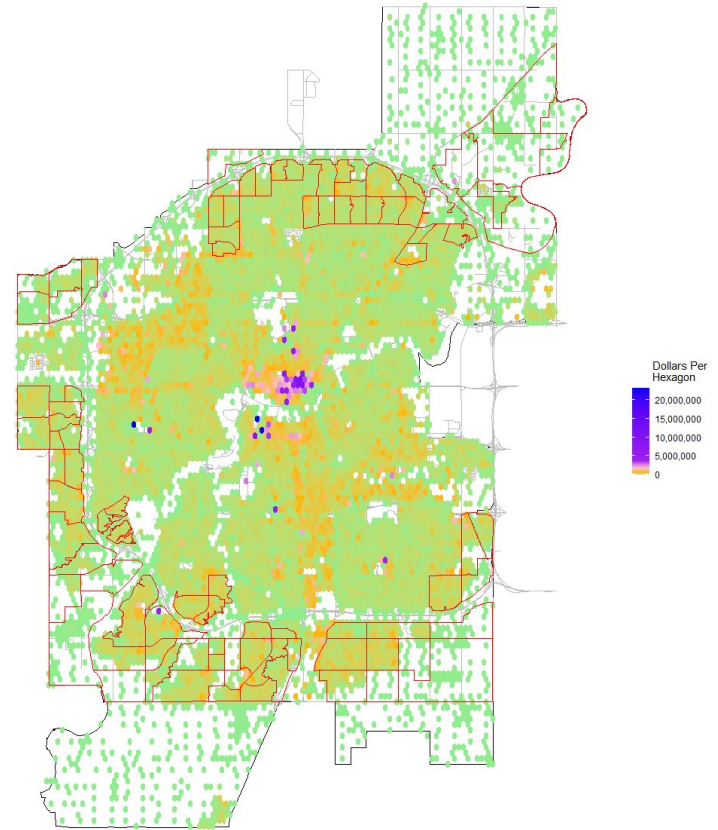
- Raises affordability
- Reduce traffic fatalities
- Reduces congestion, which reduces the need for expensive freeway expansions

And is the most impactful climate change measure we can collectively take.

We cannot purchase our way out of climate change, we have to reduce our consumption.

Walkable
Neighbourhoods
Keeps Property
Taxes Low.

Tax Generated by Area in Edmonton



Micro-businesses as a growth option



✗ Rarely approved in current zoning

✓ Allowed and encouraged in Renewal

Exciting Opportunities!



Current zoning
prevents adaptation
to change.



Local News



Downtown Edmonton office vacancy hole grows to 24 per cent, demand for industrial space strong

“Canadian market sentiment is heavily influenced by headlines that originate in cities such as San Francisco, Chicago or New York, but the comparison is apples to oranges in many respects.”

Postmedia News

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Tokyo can adapt to change.

One feature of Tokyo's most dynamic neighborhoods is the abundance of small businesses. How have these areas been able to foster and preserve small businesses?

JM: There are a number of reasons small business in Tokyo is so vibrant. A huge one that you can look at cities around the world and ask is how many flexible microspaces are available across your city. By microspaces, I mean small little nooks and crannies in the commercial or residential sectors of the city that you can do a lot of different things with and don't need to pay a huge amount of money in rent.

This is going to sound wild to anyone who lives in the US, but for **any two-story rowhouse in Tokyo, the owner can by right operate a bar, a restaurant, a boutique, a small workshop on the ground floor – even in the most residential zoned sections of the city.** That means you have an incredible supply of potential microspaces. Any elderly homeowner could decide to rent out the bottom floor of their place to some young kid who wants to start a coffee shop, for example. When you look at what we call yokocho alleyways – charming, dingy alleyways that grew out of the black markets post-World War II, which are some of the the most iconic and beloved sections of the city now – it's all of these tiny little bars and restaurants just crammed into every available space.

