


Edmontonians are asking for Better:

- Better process: 1. City Plan; 2. General District Policy; 3. District Plans; 4. Zoning Bylaw.
- Better balance to Land Use:
 - Green space to balance the built form land use;
 - Below-market housing to balance market housing;
 - Enabling alternative energy usage to balance every person's carbon footprint;
 - Meeting the needs of a community's residents to balance industry's wants.
- Better inclusion of general public input when creating the policies that affect every Edmontonian to balance industry stakeholders' input.

Expecting a different outcome all while repeating something similar

- Current Zoning Bylaw 12800 - many unique regulations because City of Edmonton has many unique aspects.
- A “blanket” zoning bylaw – insufficient
- Existing regulations worked around  New regulation required.
- 109 St. south of High Level Bridge very different from Mayfield and High Park.
- Draft Zoning Bylaw 20001 + Additional Bylaws + Amendments + + +
- **One difference** – Council is removing themselves and Edmontonians from decisions about how Edmonton grows and land use decisions.

Q: Constituents elect their Councillor to be their decision-making voices, are you supporting your constituents?

- A: Become evident when industry works with largely “self-made” regulations:
 - Higher ceiling heights and higher max. structure heights;
 - Calculated smaller lot required for much larger-scale buildings;
 - Self-select –
 - Are the financial incentives good enough for the project?
 - Family-oriented designs? Yes? / No?
 - Inclusive Design features? Yes? / No?
 - Price point?
- Unintended consequences.

Unaddressed concerns and Decision-Making

- Concerns expressed from Councillors, Industry, and Edmontonians.
 - “Rapid-fire” and “in the heat of the moment”.
 - Important well thought-out decisions are made **NOT** under these conditions.
 - Solution – Create Policy **BEFORE** Bylaw.
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- (If) Edmontonians want fair processes, sustainability, affordability, and climate resiliency: These must be explicitly written in a Better Zoning Bylaw.

Decision-Making

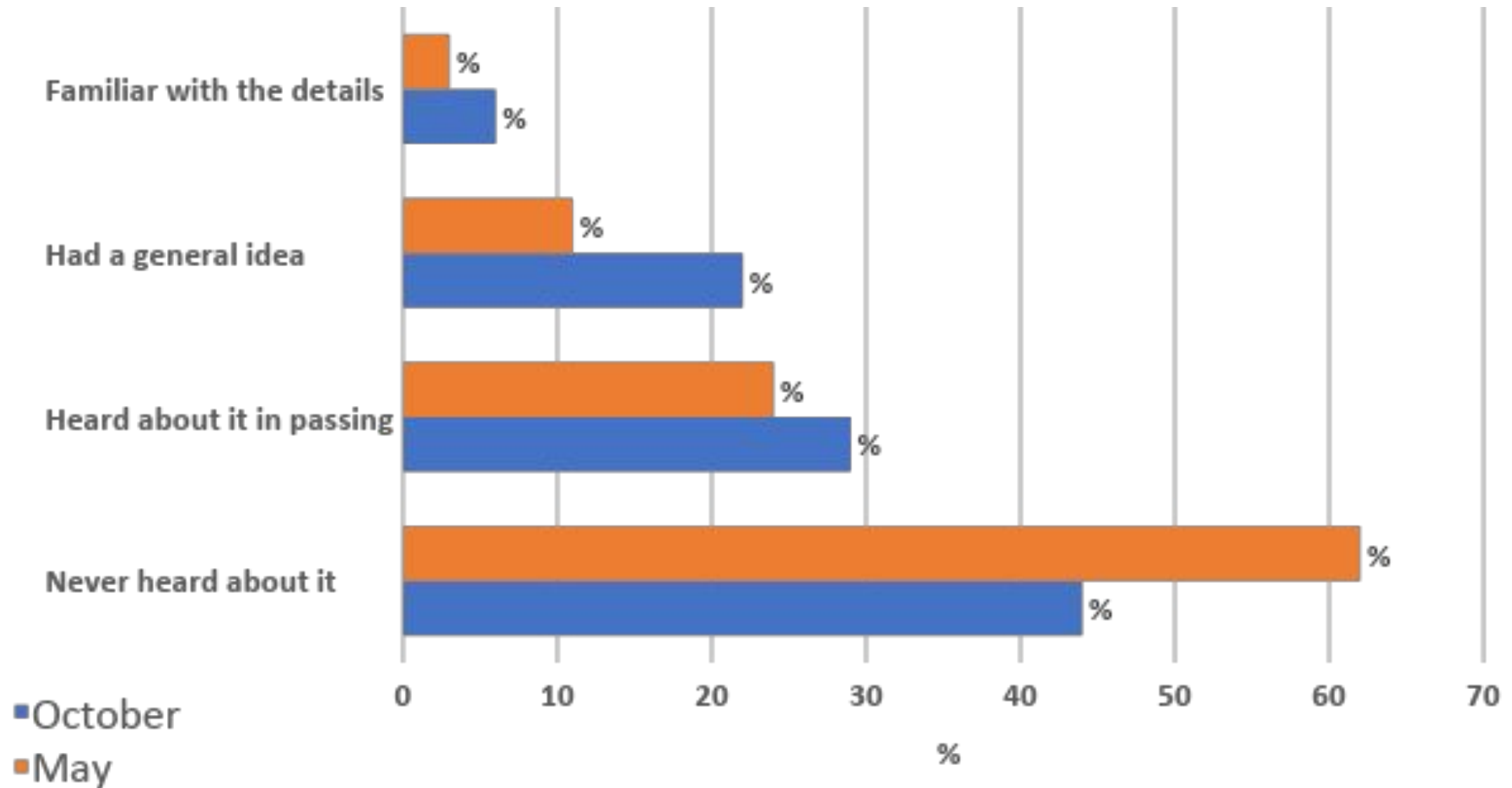
- Similar goals and direction.
- More shots on goal DO NOT guarantee more goals = More dwellings demolished then rebuilt in a new form DO NOT equal affordable, sustainable densification meeting communities' needs.
- Specifically aiming for the corners of the net = More goals.
- Specifically writing a better ZB = Better land use.

Methodology

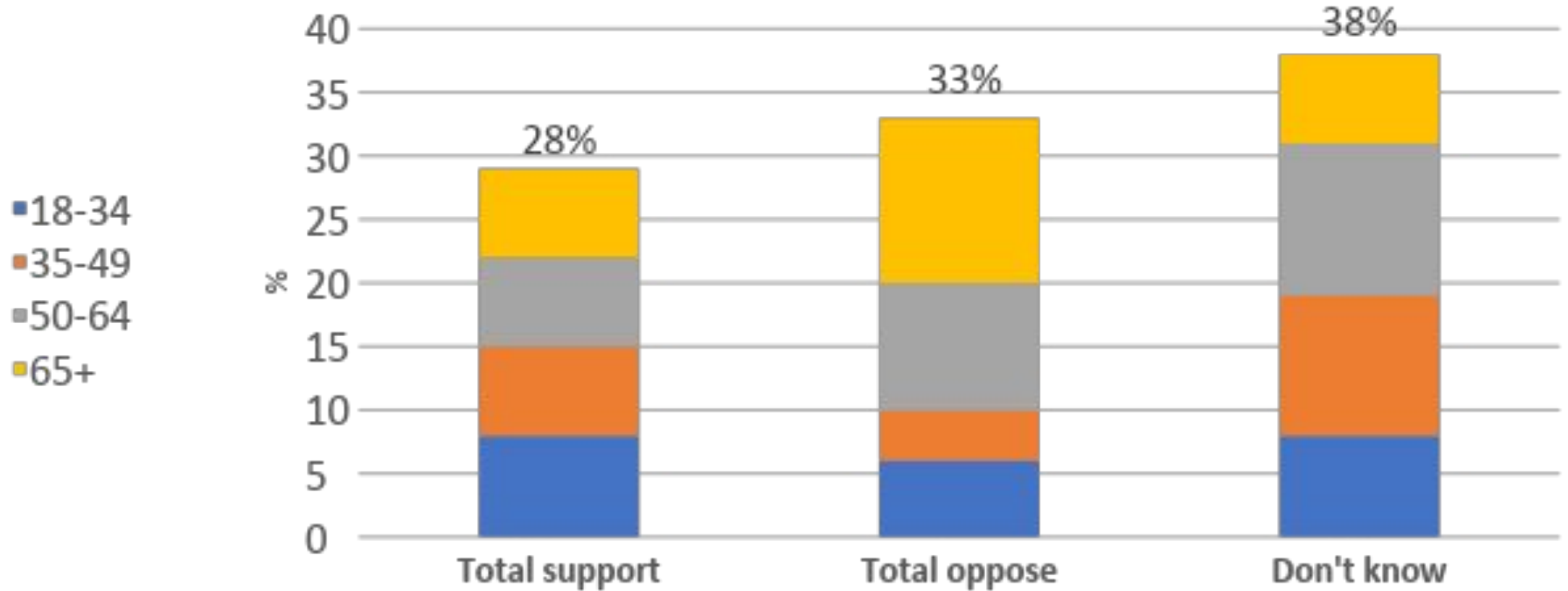
- Pollara poll
- Oct 3 – 6, 2023
- Random respondents (n = 754)
- Margin of error $\pm 3.6\%$, 19 times out of 20.

Representative of Edmontonians aged 18+

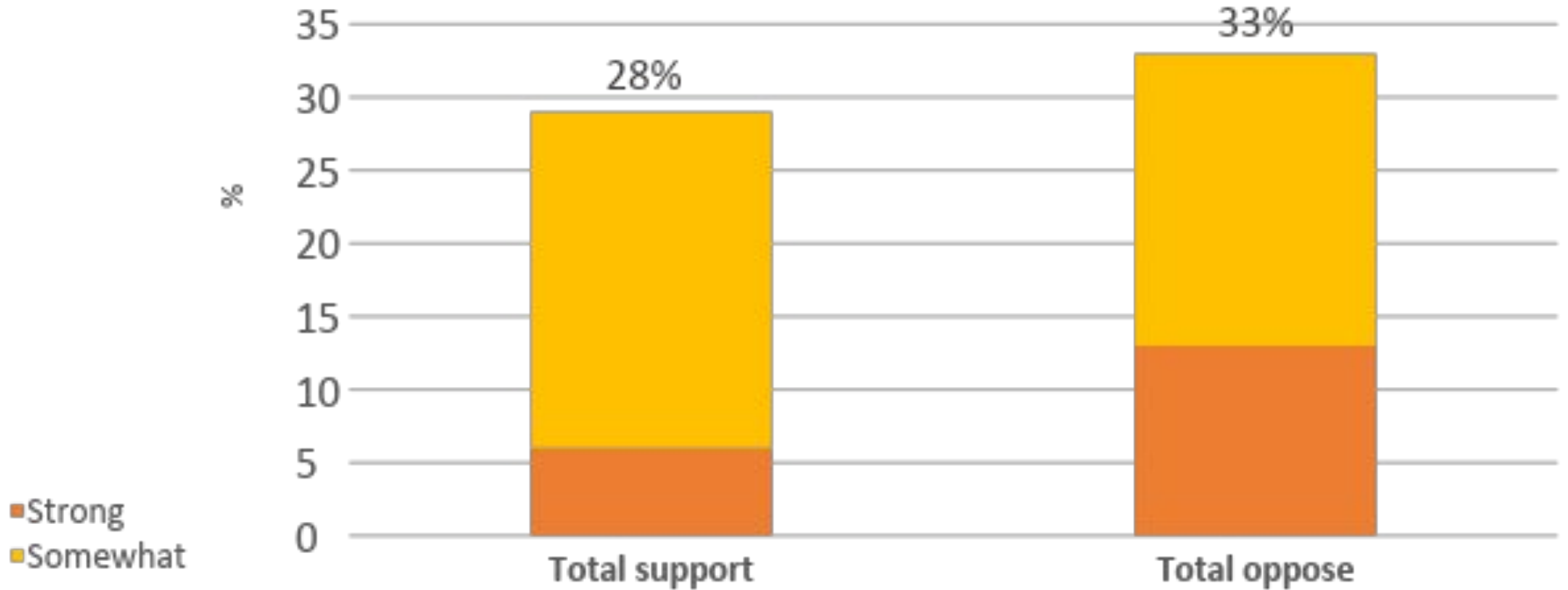
Awareness of ZBR



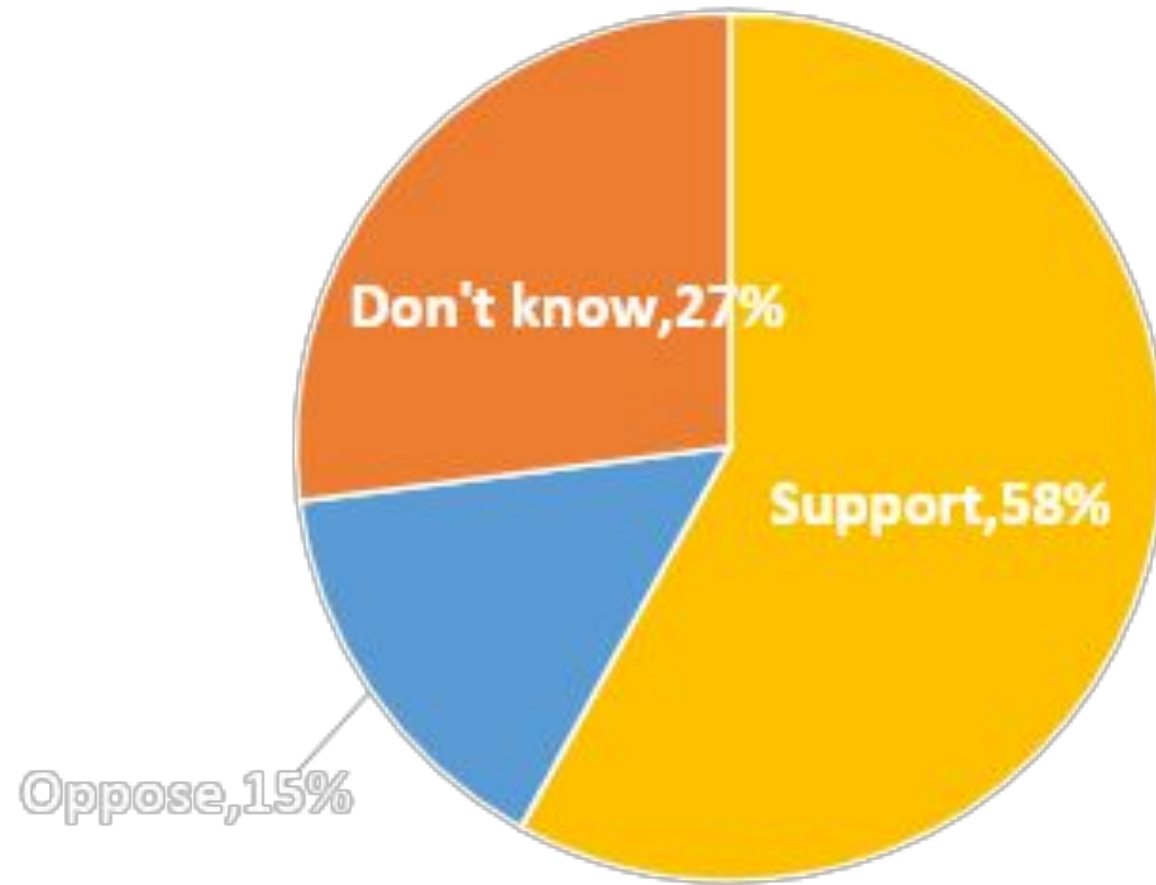
Position on ZBR



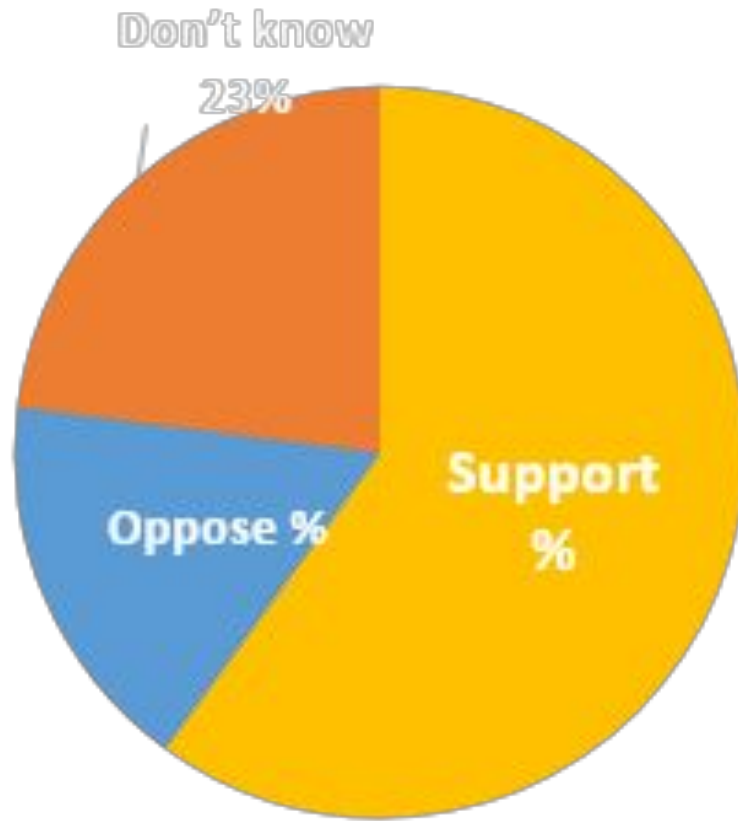
Position on ZBR



Support for 1 year delay



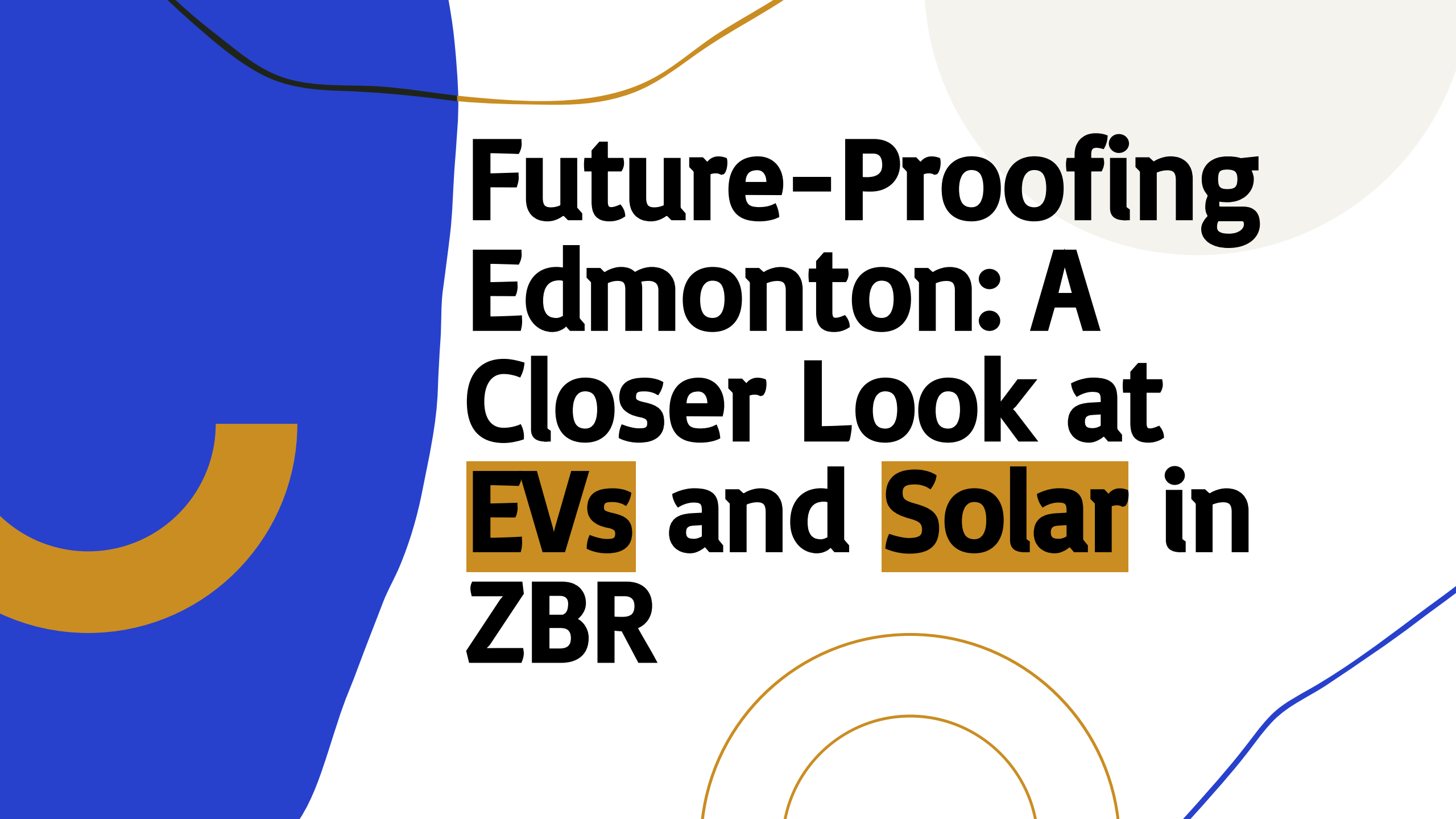
Amending ZBR for green features





Kevin T.

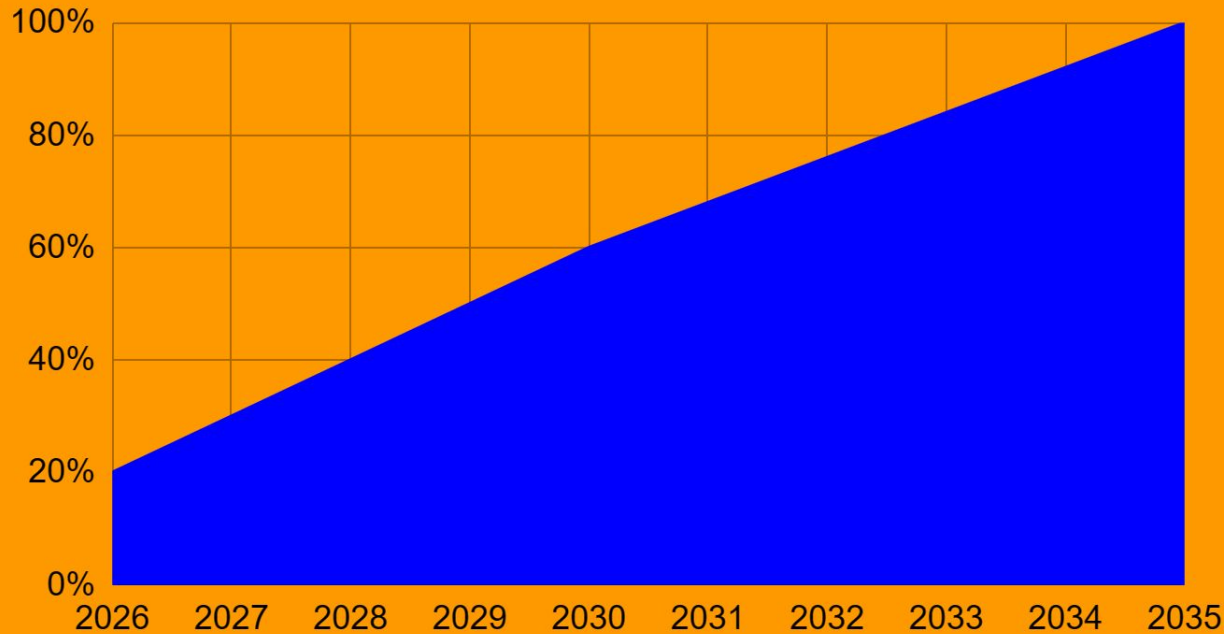
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- Thank you.



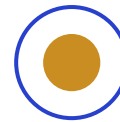
Future-Proofing Edmonton: A Closer Look at **EVs** and **Solar** in ZBR

Electric Vehicle charging rough-ins

Electric Vehicle Market Share in Canada



By 2030, 60% of new cars sold will be EVs



New construction:
\$2000 – \$3000 for EV rough-in.
Retrofitting:
Can Exceed \$10000.



Solar Panels

It costs under \$10000 to rough-in capacity for solar panels during construction.

Retrofitting a house to accommodate solar can cost \$5000.

Buildings built today are generally designed to last 100 years or more.



Some possible amendments

(with an eye on what other jurisdictions have done)

Amend Part 5.80 (Parking, Access and Site Circulation):

to incorporate EV Readiness requirements into parking facility design and small scale residential development.

Amend Part 5 to add a section requiring:

- **all new construction shall be built to accommodate (i.e. "roughed in") installation of solar domestic hot water and photovoltaic power systems;**
- **all new residential construction above a specific size and all new non-residential construction shall include an installed solar photovoltaic power system.**



**It's common
sense**

Environmental Building Requirements

**John Jamieson
Better Infill
October, 2023**

The Challenge

A major driver of Climate Change is the amount of Green House Gasses (GHG) emitted into the atmosphere

Cities emit 50-60% of the world's greenhouse gases

World countries have agreed on a limit on the TOTAL global GHG emissions between now and 2050. Achieving this target will be very difficult for all countries

Edmonton has been allocated a portion of the global GHG reduction target

Residential and Commercial Buildings produce about 18% of Edmonton's GHG emissions

For Edmonton to have a hope of reaching its GHG reduction target:

1. New GHG zero-emission building standards must be developed, introduced and enforced NOW for Building new-builds, retrofits and repurposing between now and 2050 (Emission Neutral Buildings)
2. Edmonton's policies re size, placement and use of Buildings must change (Densification)

Emission Neutral Buildings and Densification

An Emission Neutral Building is one that is highly energy efficient and uses only renewable energy.

Stringent “Emission Neutral” federal, provincial and city building energy design regulations and standards are needed

Densification is an initiative to, among other things, manage the size, placement and use of buildings in order to reduce city GHG emissions associated with energy generation and consumption. Edmonton’s plan for Densification is embodied in the Draft Zoning Bylaw.

The Opportunity:

As we move into City Densification, the impact on GHG-reduction can be maximized if the buildings we build new, retrofit and repurpose are Emission Neutral Buildings

The Problem:

- As it stands, the Draft Zoning Bylaw contains very little regarding building design requirements directed towards reduced energy consumption and a reduction of greenhouse gas emissions.
- No set of Edmonton-specific design standards, policies and regulations for the implementation of Emission Neutral Buildings is available

Building Net-Zero Standards - Lost in Translation?

One of the Zoning Bylaw Discussion Papers indicates:

- a) it is within the scope of a zoning bylaw to address Building climate adaptation and energy transition
- b) the zoning bylaw itself could be used to provide regulations or incentives for new buildings to be built to a zero emission standard

Neither of these approaches is adopted by the Draft Zoning Bylaw

Other suggestions in the Discussion Paper include:

- a) requirements to layout new lots to allow for passive solar heating/energy systems
- b) emission reduction standards and incentives for new buildings to be designed, or ready to be designed, with solar energy systems
- c) requirements for on-site electric vehicle infrastructure
- d) emission reduction standards and incentives for new developments

The current Draft Zoning Bylaw incorporates none of these recommendations!

Examples of Amendments to the Draft Zoning Bylaw

Development Aggregate GHG Emission Profiles (small/medium buildings)

In the development permit process, compare GHG Emission Profiles (e.g. energy use, energy generation in best-in-class Emission Neutral Buildings) to project-specific Emission Profiles

Conditions intended to reduce project net emissions may be imposed on the design and construction before approval is received.

Large Non-Residential Buildings

The owner must report annually on emissions using the ENERGY STAR Portfolio Manager. (Montreal currently has such a system in place)

More detail regarding Electric Vehicle Readiness, Solar Readiness and Development Aggregate GHG Emission Profiles can be found in the document “Embedding Climate Action in Edmonton’s Land Use Bylaw”, Environmental Law Center, University of Alberta , May 2023

Who Else is Concerned?

Questions and Concerns from the Mayor and the City Councillors, and Responses from the Administration (July, 2023):

1. Answer to a number of questions regarding opportunities lost and future retrofits required due to the delay in building net-zero requirements:

A: Administration is reviewing opportunities, challenges and options for implementing and enforcing higher levels of energy efficiency than the national energy code as adopted by the province. An update on this review will be shared in Q1 2024. In Q4 2023, Administration will begin designing a Climate Resilience Planning and Development Framework to identify the processes and tools required to integrate climate change into all aspects of the urban planning and development continuum. The timeline for the Planning and Development Framework will be confirmed in Q2 2024, with the implementation of the identified actions to follow.

Who Else is Concerned?

2. Answer to a number of questions regarding the difficulties and inefficiencies in adding into the mix building design requirements “later” after the Draft Zoning Bylaw is finalized and approved:

A: ... The flexible nature of the Zoning Bylaw allows regulations to be both proactive in building resilience and reactive to changing impacts and improved local knowledge. The Zoning Bylaw is a living document, so future amendments to the bylaw may be proposed to address climate change as part of the Climate Resilience Planning and Development Framework.

3. Answer to a question regarding the adequacy of the Draft Zoning Bylaw alone to achieve the “Buildings” portion of the journey to zero emissions:

A: Any one action by the City of Edmonton is unlikely to be enough to mitigate the environmental and climate risks ... Addressing the various climate risks requires a suite of actions and programs affecting all aspects of the development and operation of the city. In Q4 2023, Administration will begin designing ... (see Answer to previous Item 1)

Conclusions and Recommendation

The Draft Zoning Bylaw by itself is not adequate for Edmonton to meet its Buildings GHG-reduction goals.

Introducing the Draft Zoning Bylaw “today” and a complimentary Building Standards Bylaw “tomorrow” will be awkward and confusing, and it will leave a legacy inventory of Dense but non-Emission Neutral buildings

Two things to consider:

- The world doesn't end on Dec. 31, 2050, and there is no prize for being “first to the finish line”.
- We need to take the right step at the beginning of our Climate Change Mitigation journey, because we are only going to get one chance at this!

Recommendation:

- Put a hold on the Draft Zoning Bylaw
- Introduce a new Building GHG Emission Standard and a New Zoning Bylaw together.

Loss of Mature Trees

Eliza Li



CBC News (2016, February 23)· *City not doing enough to protect mature trees, conservation group.* CBC News
<https://www.cbc.ca/news/canada/edmonton/city-not-doing-enough-to-protect-mature-trees-conservation-group-says-1.3460003>

1. Why you should care

Trees, particularly, **MATURE** trees increase:

- Biodiversity
- Carbon capture capability and storage
- Pollution absorption
- Stormwater capture
- Cooling during heat waves
- Wind protection

Tomorrow Foundation (2022 April). *Private Urban Forest: Estimating the Value of Trees for Sustainable Housing Densification*.
Tomorrow Foundation for a Sustainable Future. <https://tomorrowfoundation.ca/wp-content/uploads/2022/09/PUF-Final-Report.pdf>

1. Why you should care

What happens when trees are not protected?

Loss of mature trees will increase the amount of exposed concrete and paving → increasing risk of urban heat island → increase energy use for air conditioning → increasing air pollution levels and heat-related illness and mortality.

In the last 20 years, Edmonton has lost 15% of its vegetation, resulting in summer temperatures that are 6-12 degrees celsius higher in the city compared to rural areas.

2. What are comparable Canadian cities doing re trees?

Toronto bylaw: protects public and **private** trees

TORONTO MUNICIPAL CODE CHAPTER 813, TREES. https://www.toronto.ca/legdocs/municode/1184_813.pdf

Vancouver bylaw: protects public and **private** trees

Protection of Trees By-law 9958: <https://vancouver.ca/your-government/protection-of-trees-bylaw.aspx>

See also: protections for private trees in municipalities of Surrey and Ottawa

Urban Planning Committee (2022 July). *Jurisdictional Scan: Private Tree Bylaws in Canadian Cities*.

<https://pub-edmonton.escribemeetings.com/filestream.ashx?DocumentId=148249>

3. Is it enough to plant 2 million trees?

City of Edmonton commits to adding 2 million trees by 2050, which is commendable...

BUT, this does not compensate for the loss of existing mature trees.

It's like trading these guys:



For these guys:



Why not foster both?



The Myth of Increased Housing Affordability

Why is increased housing affordability not a goal of this process?



Not good enough to aim for “reduced regulatory barriers with a streamlined and simplified bylaw”



The claims made about greater affordability are without basis (no metrics/assessment/data to support this claim)



In fact, things may get worse...

Increased density does not automatically deliver greater affordability or social equity.

- Richard Florida: “the notion that increasing housing supply will magically fix our problems is one of those things that is simply too good to be true.”
- Patrick Condon (UBC urban issues specialist) outlines worrying trends resulting in increases in land costs with unfettered market-driven density.
- “Trickle-down” claim (more density = drop in rental and purchase prices) has been proven wrong.

Market logic drives where and how things get developed:

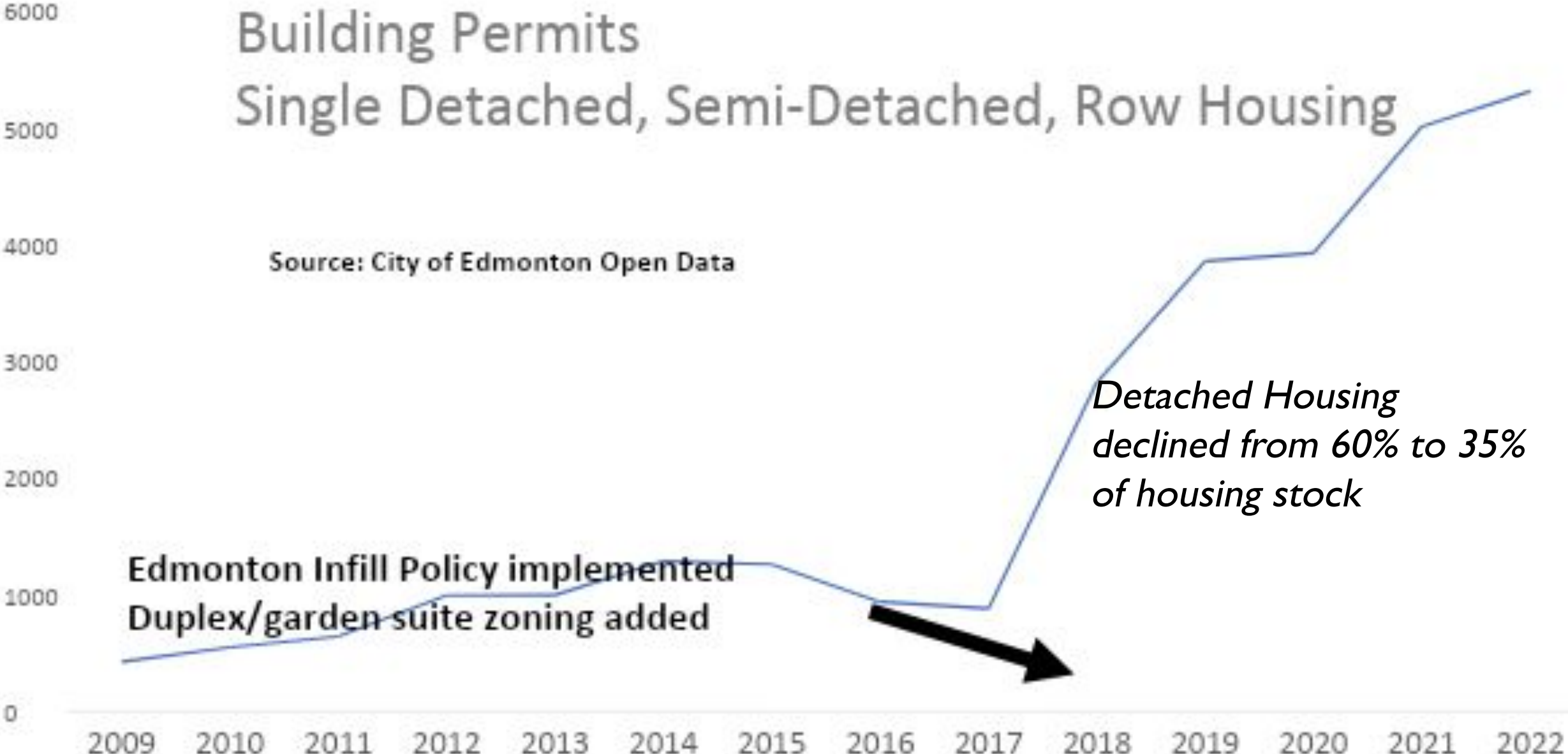
- Developers less likely to invest in lower profit-margin areas/projects
- Higher-end infill developments to dominate
- Concerns about gentrification of lower-income neighbourhoods – pushing people out – worry about more social stratification than already exists
- What about Edmonton's downtown and core areas?
 - Huge number of vacant lots in the core are going to stay vacant
 - Already-approved development properties sit as vacant eyesores
 - Need for a vibrant/affordable downtown v. developments in limited neighbourhoods
 - Creative alternatives to offer greater housing affordability

What can the city do in this bylaw?

- Use its leverage/authority/muscle to avoid worsening the housing affordability crisis.
- Inclusionary Zoning as a component of bylaw reform (builders offering a certain number of units at below-market prices).
- Mandating a % of family units (2-3 bedrooms) in larger buildings.
- Pass regulations restricting STR's and AirBnB's (getting away from housing as money-making investment and towards accessibility for people to live in).
- Creative options from other cities ... and listen to affordable housing advocates.

Building Permits Single Detached, Semi-Detached, Row Housing

Source: City of Edmonton Open Data



**Edmonton Infill Policy implemented
Duplex/garden suite zoning added**

*Detached Housing
declined from 60% to 35%
of housing stock*

HOUSING HAS DENSIFIED

2016 TO TODAY

- Greatest increase: row-housing (62%)
- Biggest decrease: Single-detached (-15%) year over year.
- Annual population increase - 2.87%
- Annual rate of building increase - 27%

•Source:Alberta Government Data/Dashboard

AUCKLAND

- 5th Most Unaffordable Housing in World.

IS NOT

EDMONTON

- BEFORE zoning renewal, Auckland put in place:
 - Strict building standards
 - District Plans
 - Shared Ownership Home Buying Program
 - Lower mortgage rates
 - Strict rules against property speculation

•Source: Auckland Database

Colin H.

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- Thank you.



RM ZONE: 6 STOREY APARTMENT BUILDING

SITE CONTEXT

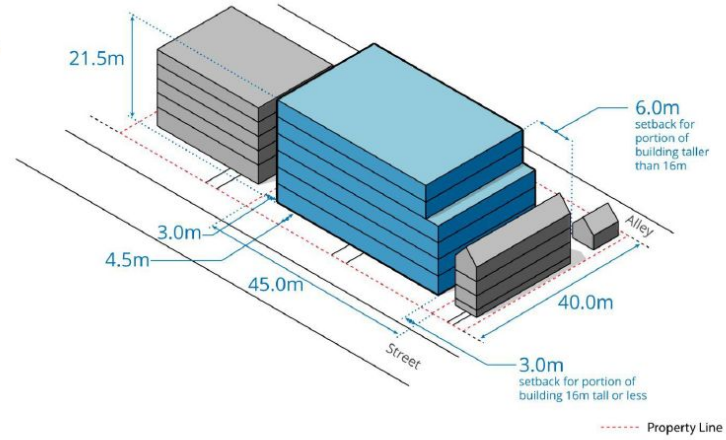
- Interior lot with alley
- No treed boulevard
- Small scale residential zone on one side, Medium scale residential zone on the other side.

DEVELOPMENT ASSUMPTIONS

- **Site area:** 1,800 m² (no min/max)
- **Site width:** 45.0 m (no min / max)
- **Site depth:** 40.0 m (no min / max)
- **Floor area ratio:** 2.97 (max - 3.0)
- **Building dimensions:** 39.0 m x 23.5 m (max 80 m)
- **Floor-to-floor height:** 3.5 m (no min / max)
- **Building height:** 21.5 m (max - 23.0 m height modifier)
- **Setback from street:** 4.5 m (min - 4.5 m)
- **Setback from alley:** 12.0 m (min - 3.0 m)
- **Setback from abutting sites:** 3.0 m and 6.0 m (min 3.0 m for portion of building 16.0 m in height or less and min 6.0 m for portion of building taller than 16.0 m)

Additional Notes

- With the proposed development assumptions, the minimum rear setback cannot be reached due to the maximum 3.0 floor area ratio



Business association says lack of progress hurting chances to develop area

[Natasha Riebe](#) · CBC News · Posted: Aug 19, 2019 6:19 PM MDT | Last Updated: August 19, 2019



Station Pointe along Fort Road between 66th Street and 127th Avenue remains largely undeveloped despite a 15-year-old plan to turn it into an urban village. (Nathan Gross/CBC)

Blatchford: The Vision



Blatchford is an urban community in the heart of Edmonton, designed to be a great neighbourhood for families, a catalyst for transformational land development, and a path towards a more resilient future.





TRUST AND PROCESS

Ariane Fielding

TRUST

Edmonton's zoning bylaw is going through its first comprehensive overhaul in 60 years, and yet Only 6% of Edmontonians are familiar with the details of the proposed bylaw.



PROBLEM

PROCESS

Developer-driven initiative

Insufficient time

Lack of meaningful input
from stakeholders

IMPACT

Who does this affect the
most?

ETHICS

Transparency

ACCOUNTABILITY

Minimum standards

Lack of enforcement

RIGHT OF APPEAL

Little or no say

Good neighbour
agreements



SOLUTION

DUE
PROCESS

AFFORDABILIT
Y

TRANSPARENC
Y

TRUST



LET'S BEGIN AGAIN



Do this properly.
Fair input from both communities
and developers.
Consider housing density that is
affordable and sustainable, not just
profitable.

Is It More Important To Get it Done or To Get It Done Right?

Joe Miller

Better Infill

- ❖ We distributed tens of thousands of flyers to Edmonton homes containing accurate and relevant information.
- ❖ This information generated much needed public discussion about the zoning bylaw.
- ❖ We do not hate density and change.
- ❖ We are not fighting for our own self interests.
- ❖ We do care about young people and families.
- ❖ We are not a group of NIMBYs.

We are a group of concerned Citizens
who want what's best for our City.

- ❖ We believe that Edmonton must have a well thought out and world class zoning bylaw.

Our message is simple.

- ❖ All Edmonton citizens deserve a better zoning bylaw than the one being proposed.
- ❖ The amendments we advocate for will make the bylaw much better than the one being proposed.
- ❖ Take the time to improve the bylaw; take the time to get it right.
- ❖ The majority of Edmontonians polled (58%) support a delay, only a small minority (15%) did not.

We cannot ignore our environmental obligations.

- ❖ We must have a bylaw that incorporates climate mitigation strategies, this bylaw does not.
- ❖ We must have real, substantive requirements to reduce energy consumption and greenhouse gas emissions of buildings, this bylaw does not.
- ❖ The majority of Edmontonians polled (including a majority of those supporting the bylaw) want the bylaw to be amended to include climate mitigation measures such as requiring buildings to be built in a way that reduces energy consumption and greenhouse gas emissions with solar⁵⁹

Environmental Law Centre – “Embedding Climate Action in Edmonton’s Land Use Bylaw”



Environmental
Law Centre

Embedding Climate Action in Edmonton’s Land Use Bylaw

By Brendo Hecan Powell & Jason Unger (junggr@elc.ab.ca)

The City of Edmonton must incorporate important climate mitigation measures in its next *Land Use Bylaw* if there is to be hope in reaching a carbon neutral city by 2050, as outlined in the City of Edmonton’s *Energy Transition Strategy*. The *Draft Zoning Bylaw* should be amended to include requirements pertaining to:

1. [Electric Vehicle Readiness](#)

Require new buildings to provide electrified parking spaces.

[Proposed Zoning Bylaw Language](#)

2. [Solar readiness and transition to a solar mandate](#)

Initially require all new buildings to have “roughed in” capacity for solar domestic hot water and photovoltaic power, with a subsequent step to have require installed capacity. Other aspects of solar readiness – such as lot orientation and building siting – may be included in modelling for demonstrating compliance with development aggregate GHG emission profiles.

[Proposed Zoning Bylaw Language](#)

3. [Development Aggregate GHG Emission Profiles](#)

Set Development Aggregate GHG Emission Profile requirements to be transitioned into new developments by 2027. Develop relevant measurement and policy to guide decisions around development permits and their aggregate GHG emissions profile. This aggregate emissions profile should standardize land use, energy generation, efficiency, and other GHG mitigation efforts in the development permitting process in a matter that contributes to the *Energy Transition Strategy* Strategic Action 1 goals for 2030. Policy must be drafted to quantify and articulate benchmarks for the aggregate emissions calculation (i.e. an aggregate emissions calculator or methodology).

[Proposed Zoning Bylaw Language](#)

How can we:

- ❖ Justify proceeding with such an environmentally flawed bylaw when it is so easy to correct?
- ❖ Tell our neighbors from Edson, Yellowknife, and the Beaver Lake Cree Nation, who have felt the brunt of climate change, that we may, at some time, months or years down the road eventually address our climate mitigation failings?

We must protect our mature trees.

- ❖ With all of the known benefits of mature trees and vegetation, why does the proposed bylaw not address clearcutting on residential lots?

Why Don't We Mandate Affordability Requirements?

- ❖ The studies show that expecting affordable housing to emerge organically from increased development is unlikely to happen.
- ❖ If we want to guarantee a supply of affordable housing, we must have affordability requirements built into the bylaw.

Public Trust Matters.

- ❖ We want to make sure that citizens are aware of what changes are coming to their city and their block as a result of the zoning bylaw.
- ❖ District Policy and Plans; the engagement to date has failed.

So:

- ❖ For today, let's set aside any misconceptions that those opposing the current version of the bylaw are just here to spread false and incomplete information, to sabotage any reasonable disclosure, to protect our self-interests.
- ❖ Let's not dismiss reasonable discourse by automatically labelling those opposed to the current version of the bylaw as NIMBYs.

Let's work together.

- ❖ We know where the bylaw can be significantly improved.
- ❖ We have identified how those improvements can be made.
- ❖ We must take the time to get it right.

Edmonton deserves a world class zoning and planning regime.

- ❖ With a few changes we can make the proposed bylaw much better.
- ❖ We *can* achieve Better Infill.