

ZONING BYLAW 2024-2025 WORK PLAN

Recommendation

That the April 9, 2024, Urban Planning and Economy report UPE02232, be received for information.

Requested Action	Information Only		
ConnectEdmonton's Guiding Principle	ConnectEdmonton Strategic Goals		
CONNECTED This unifies our work to achieve our strategic goals.	Urban Places		
City Plan Values	THRIVE		
City Plan Big City Move(s)	A Rebuildable city	Relationship to Council's Strategic Priorities	Conditions for Service Success
Corporate Business Plan	Managing the Corporation		
Council Policy, Program or Project Relationships	<ul style="list-style-type: none"> Charter Bylaw 20001 - Zoning Bylaw Charter Bylaw 21001 - Zoning Map 		
Related Council Discussions	<ul style="list-style-type: none"> October 16, 2023, Urban Planning and Economy report UPE02036, Charter Bylaw 20001 - To adopt a new Zoning Bylaw for the City of Edmonton and repeal Bylaw 12800 (the current Edmonton Zoning Bylaw) October 16, 2023, UPE02065, Urban Planning and Economy report Charter Bylaw 21001 To amend Charter Bylaw 20001 by adding a Zoning Map to Section 1.20 of that bylaw and rezone all properties across Edmonton accordingly 		

Executive Summary

- This report presents Administration's 2024-2025 Zoning Bylaw 20001 work plan. The work plan includes the continued implementation of Zoning Bylaw 20001, anticipated text amendments to correct errors and other aspects of the bylaw, actions addressing Council motions and support for other City projects.

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- Administration will use a variety of data sources to monitor the implementation and performance of Zoning Bylaw 20001.
- The project planning for each work plan project will evaluate opportunities for public engagement.

REPORT

The Zoning Bylaw Renewal Initiative was a five-year project to rethink how, what and why Edmonton should regulate in terms of zoning and land use across the city. This initiative was intended to create a Zoning Bylaw that is streamlined, effective, and aligns with the goals and policies of The City Plan to build a better Edmonton for two million residents. City Council approved the new Zoning Bylaw (Charter Bylaw 20001) and citywide rezoning (Charter Bylaw 21001) on October 23, 2023. The new Zoning Bylaw and Zoning Map came into effect on January 1, 2024.

Zoning Bylaw 20001 Implementation

Administration will continue to implement Zoning Bylaw 20001, which includes:

- Providing ongoing support (such as interpreting intent of regulations, responding to inquiries, etc.) for City staff, agency partners (e.g. EPCOR, etc.), and development applicants.
- Ongoing communication and education efforts to promote awareness of the bylaw and what it means for applicants, businesses and the surrounding community.
- Updating the online zoning map to make it more interactive and user-friendly.
- Completing other technology and process updates to ensure permitting processes reflect the regulations of the new bylaw.
- Reviewing land development applications such as rezonings and plan amendments.

2024-2025 Work Plan

In addition to the ongoing bylaw implementation, the 2024 - 2025 work plan includes 16 reports and Zoning Bylaw amendments that Administration proposes to advance in 2024 and 2025 (Attachment 1). This work includes updates to the new bylaw to correct errors, address regulatory oversights and ensure it is achieving its intended outcomes. Projects to respond to Council motions approved during the October 16-23, 2023, City Council Zoning Bylaw Public Hearing are also reflected in the work plan. Attachment 1 also includes a list of City projects that are underway that may have implications for the Zoning Bylaw. The completion of these projects may result in the need for future reports and amendments to Zoning Bylaw 20001.

Monitoring and Maintenance

Attachment 2 outlines Administration's general approach for monitoring how Zoning Bylaw 20001 is being used to achieve its intended outcomes and the development outcomes of The City Plan. As part of this approach, different strategies will be used to gather data and feedback from Administration, stakeholders and the public to inform future bylaw changes.

Any issues, errors, or oversights identified in the short term that do not require further analysis or engagement are expected to be corrected with the two omnibus bylaw amendments

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scheduled for 2024. Issues that require additional analysis or engagement with stakeholders, or longer time periods for observation and data collection, may either be incorporated into the Zoning Bylaw Renewal one-year review or be brought forward as their own report.

Community Insight

The new Zoning Bylaw is intended to achieve the policy objectives of The City Plan. The City Plan development included two years of robust consultation and reflects what Edmontonians described they want to see in their future city. The Zoning Bylaw Renewal Initiative expanded upon The City Plan engagement with Edmontonians playing a critical role in shaping the new Zoning Bylaw's regulations and key changes through five years of diverse online and in-person public engagement. Opportunities for further public engagement will be evaluated as part of project planning for each project listed on the 2024-2025 Zoning Bylaw work plan. This will include determining the role of the public and their level of influence (Advise, Refine, Create, Decide) as guided by the City's Public Engagement Spectrum. Bylaw changes will follow required publication periods and be presented at City Council Public Hearings to allow Edmontonians to share their perspectives directly with members of Council prior to making a decision.

GBA+

The purpose of this report is to outline the ongoing work related to Zoning Bylaw 20001 for 2024 and 2025. Each project plan and scope of work will be developed based on the specific needs of each topic and where applicable, any direction received by Council. GBA+ considerations have been a part of the Zoning Bylaw Renewal Initiative over the past five years and will continue to be at the forefront of any future bylaw amendment work. GBA+ will be included where necessary as part of the project scope.

Attachments

1. 2024 - 2025 Zoning Bylaw 20001 Work Plan
2. Zoning Bylaw 20001 Monitoring Approach