

CHARTER BYLAW 20736 - Omnibus Text Amendments to Zoning Bylaw 20001

Purpose

To amend Zoning Bylaw 20001 to resolve minor errors or unintended consequences, and to improve the useability and outcomes of the Bylaw.

Readings

Charter Bylaw 20736 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree that Charter Bylaw 20736 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 5, 2024, and April 13, 2024. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Background

Zoning Bylaw 20001 came into effect on January 1, 2024, and brought changes that were necessary to realize The City Plan's vision. This vision includes living more locally, supporting the nodes and corridors, enabling incremental infill with diverse and flexible housing options, supporting economic opportunities, enhancing equity, protecting Edmonton's natural systems and advancing climate actions through more focused land use planning. Zoning Bylaw 20001 aligns with strategic policies and directions and provides a simplified and streamlined regulatory system to support desired development outcomes and be adaptable over time.

This omnibus contains multiple amendments to Zoning Bylaw 20001. Omnibus amendments are typically proposed to perform administrative changes, fixes to minor errors, and to adjust specific regulations.

Administration has drafted a first set of omnibus amendments as part of the implementation of Zoning Bylaw 20001 to ensure it is performing as intended. The proposed amendments were informed by feedback from Administration, development industry partners, and Edmontonians.

Summary of Proposed Amendments

The proposed amendments are intended to correct minor errors or to resolve unintended consequences, as well as improve the usability or outcomes of the Bylaw.

There are approximately 58 amendments proposed in total.

The proposed changes are as follows:

Proposed Changes in Part 2 - Standard Zones and Overlays

- Reducing the minimum site width from 7.0 m to 5.5 m in the (RSF) Small Scale Flex Residential Zone for sites on a local road abutting an alley (i.e. homes with rear vehicle access) or for reverse housing (i.e. homes that front onto an open space with garage access from a rear alley), to enable a greater diversity of housing forms in the developing area (neighbourhoods generally outside of Anthony Henday Drive).
- Allowing for supportive housing in the (RR) Rural Residential Zone, to carry forward development rights from the previous Zoning Bylaw 12800.
- Allowing for supportive housing in the (AG) Agriculture Zone, to be consistent with other standard zones that allow for residential development.
- Updating the (AG) Agriculture Zone to limit the maximum size of subdivided lots that only contain a dwelling and related accessory buildings to 2 Hectares, to mitigate the risk of fragmentation of agricultural land.
- Updates to the APO - Airport Protection Overlay Edmonton Airport Index Map to be in alignment with current Provincial boundary maps.

Proposed Changes in Part 3 - Special Area Zones

- Adding indoor sales and services to the (HDR) High Density Residential Zone in the Downtown Special Area to carry forward development rights from the previous Zoning Bylaw 12800, which permitted convenience retail stores.
- Removing duplicate maximum density requirements in the (BLMR) Blatchford Low to Medium Rise Residential Zone, to carry forward development rights from the previous Zoning Bylaw 12800.

Proposed Changes in Part 5 - General Development Regulations

- Updating inclusive design requirements to allow for typical backyard housing configurations to meet the inclusive design requirements, supporting more inclusive backyard housing development.
- Updating driveway and street access regulations for small scale residential development to improve clarity and interpretation.
- Adjusting bike parking regulations to require a certain percentage of long term and short term bike parking spaces for supportive housing, lodging houses, health care facilities and transit centres, as well as changes to improve clarity and useability.
- Adjustments to how privacy screen heights are regulated in the front portion of a residential site, to allow for higher Privacy Screens between balconies, and provide more opportunities for private Amenity Areas.

Proposed Changes in Part 6 - Specific Development Regulations

- Adjustments to backyard housing regulations to adjust the 3.0 m distance requirement between multiple backyard housing buildings to 0.9 m to be consistent with accessory building regulations, and to clarify that backyard housing buildings can share one or more common lot lines.
- Providing an exception to the separation distance requirements for liquor stores where located on a site that is greater than 2.0 ha in size and zoned either (MU) Mixed Use, (CG) General Commercial, or Direct Control, to carry over a previous regulation from Zoning Bylaw 12800.

Proposed Changes in Part 7 - Administrative and Interpretive Clauses

- Removing the maximum accessibility ramp width that can project into a setback to ensure ramps meet Building Code and accessibility requirements.
- Providing opportunities for minor digital signs to be the same height as other freestanding signs on a site in the Signs Section, to improve the consistency of regulations for these sign types.
- Making minor updates to the No Development Permit Required Section to fix minor errors and unintended consequences regarding when fences and signs require a development permit.
- Aligning rezoning notification sign contact information requirements with what is required for development permit notification signs.
- Requiring demolition signs are posted on-site when a development permit has been issued for a demolition in the (RS) Small Scale Residential, (RSM) Small-Medium Scale Transition Residential, (RM) Medium Scale Residential, (RL) Large Scale Residential, (CN) Neighbourhood Commercial, (MUN) Neighbourhood Mixed Use, or (MU) Mixed Use Zones.

Proposed Changes in Part 8 - Definitions

- Minor updates to the urban agriculture, standalone parking facility, projecting sign, barrier-free, and multi-unit housing definitions to improve clarity.
- Updates to the secondary suite definition, to allow for secondary suites in backyard housing. A backyard housing building can currently have multiple dwellings.
- Adjustments to regulations that require certain uses to not be the only use on a site, to ensure that Sign Uses are not used to satisfy this requirement.

In addition to the key changes highlighted above, this set of omnibus amendments also includes minor updates to resolve typographical, syntactic, and grammatical errors. This includes updates to diagrams to improve clarity and usability. More details on the proposed amendments can be found in Attachment 2.

Advise-level Engagement

Administration launched the [Zoning Bylaw 20001 Feedback Form](#) on December 12, 2023. This form provides Edmontonians, development industry partners and development permit applicants the opportunity to identify minor errors, potential unintended consequences and opportunities for improvement. Comments received through this form between December 12, 2023 and January 31, 2024 were considered when drafting the proposed omnibus amendments. Administration is continuing to listen and collect feedback through this form to inform future bylaw amendments.

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In addition, Administration circulated the draft amendments and a summary of the proposed changes from February 9, 2024 to March 3, 2024 to the following key stakeholders groups for information and any potential feedback:

- Alberta Health Services
- Business Improvement Area (BIA) Associations
- Community Leagues and the Edmonton Federation of Community Leagues
- EPCOR
- Industry Groups (i.e. IDEA, CHBA, UDI, NAIOP)
- School Boards

A total of 17 comments were received through the feedback form, Zoning Bylaw team email, and the circulation of the proposed amendments to the above key stakeholder groups. Comments received were considered along with technical analysis and policy considerations to inform the proposed amendments.

As a result of the feedback, changes were made to resolve inconsistencies between the regulation and diagram for parking space dimensions, allow for higher privacy screens between balconies, allow more opportunities for private amenity areas, reduce site width for some sites in the Small Scale Flex Residential (RSF) Zone in the developing area to enable more housing diversity, and to add indoor sales to the High Density Residential (HDR) Zone.

The remaining comments consisted of general feedback, were not related to Zoning Bylaw 20001, or did not align with policy.

Attachments

1. Charter Bylaw 20736
2. Mark-up and Rationale of Proposed Omnibus Text Amendments to Zoning Bylaw 20001: Q2 2024