



ITEM 3.12
BYLAW 21017 - Zoning Bylaw Text Amendments to
Implement Landscape Securities Process Changes

DEVELOPMENT
SERVICES
FEB 3, 2025

Edmonton

CURRENT LANDSCAPE COMPLIANCE PROGRAMMING

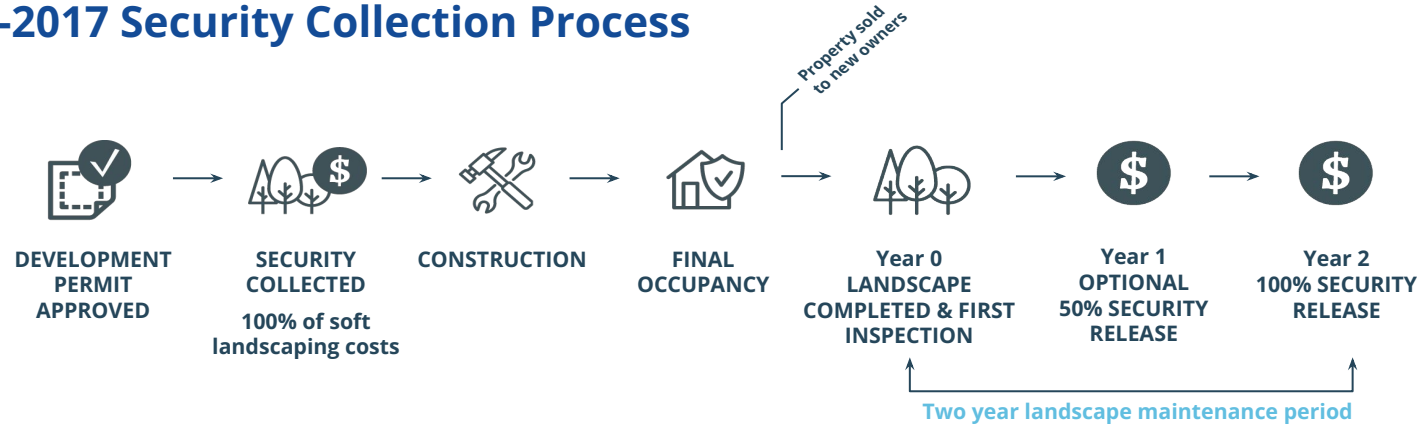
| | IN SCOPE* | OUT OF SCOPE | OUT OF SCOPE |
|--------------------------------------|--|---------------------------------------|--|
| | Non-Residential, Multi-Unit, and Cluster Housing | Row Housing (up to 4 principal units) | Single-detached, Semi-detached, Duplex, Backyard Housing |
| SECURITY REQUIRED | Yes | No** | No |
| LANDSCAPE PLAN REQUIRED | Yes | Yes | No |
| INSPECTIONS & ENFORCEMENT | Yes | Yes | No |

* Current programming applies to developing and redeveloping areas

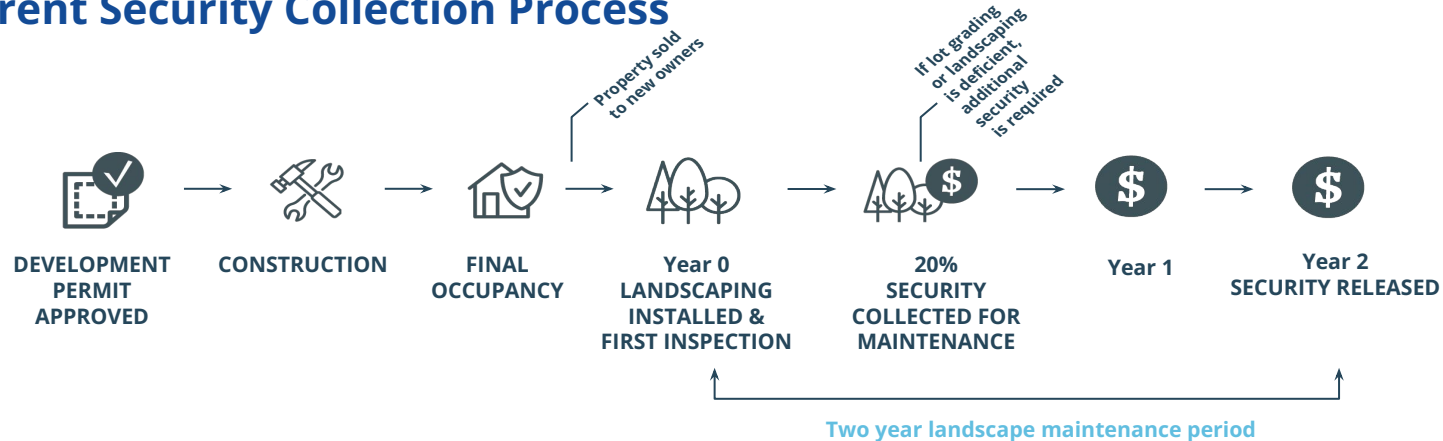
**A security would be required when part of a Cluster Housing development

PREVIOUS AND CURRENT PROCESS

Pre-2017 Security Collection Process



Current Security Collection Process

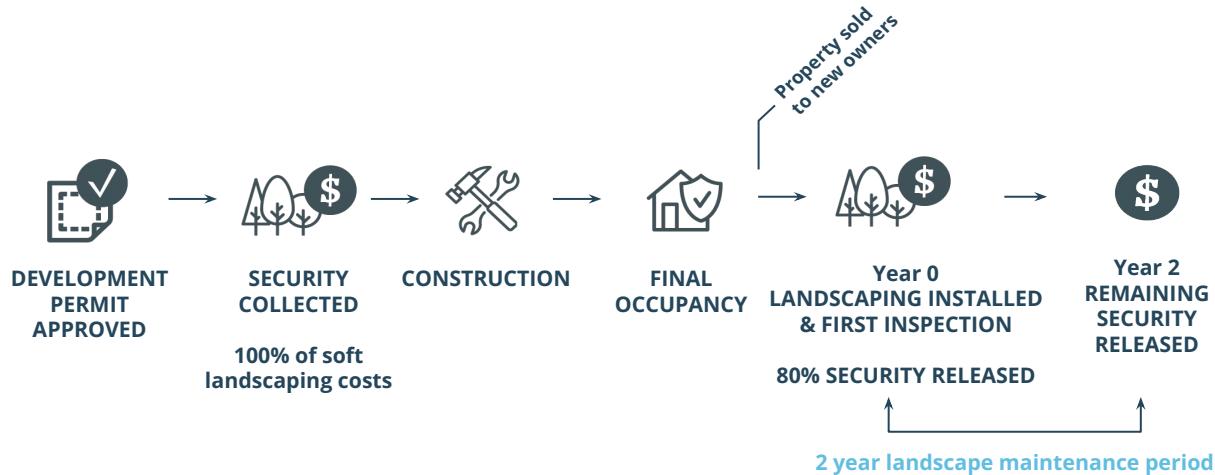


ISSUES WITH CURRENT PROCESS

| OBSERVATION | EFFECT |
|--|--|
| Security submission reduced from 100% to 20% | More enforcement required |
| Landscaping deficiencies on 63% of sites | More inspections required |
| Forecasted shortfall in securities | Less procurement |
| Properties sold without landscaping | Transfer of responsibility to property owners to meet requirements |



PROPOSED CHANGES TO IMPROVE LANDSCAPE OUTCOMES



- The expected outcomes are:
 - Increased compliance with minimum landscaping requirements
 - Reduced enforcement and inspection activity
 - Sufficient funds to procure installation (if required)



6 COMMUNITY INSIGHTS

| REGULATION | PROPOSED CHANGE | POSITIVE INDUSTRY OUTCOME |
|-------------------|--|---|
| Security amount | <ul style="list-style-type: none">● Based on minimum landscaping requirements● 100% of soft landscaping | Greater certainty for applicants about security costs |
| Method of payment | <ul style="list-style-type: none">● Acceptance of development bonds | Introduces another method of security payment |
| Security release | <ul style="list-style-type: none">● 80% released on first inspection | Quicker release of funds |





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**