

ZONING BYLAW 20001 ONE YEAR REVIEW

Recommendation

That the June 3, 2025, Urban Planning and Economy report UPE02698, 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	BELONG. THRIVE. ACCESS.		
City Plan Big City Move(s)	A community of communities A rebuildable city	Relationship to Council's Strategic Priorities	15-minute districts Climate adaptation and energy transition
Corporate Business Plan	Transforming for the future		
Council Policy, Program or Project Relationships	<ul style="list-style-type: none"> Zoning Bylaw 20001 		
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 June 3, 2025, Urban Planning and Economy report UPE02700, One Year Review of Child Care Services June 3, 2025, Urban Planning and Economy report UPE02149, Incentivizing Multi-Dwelling Housing - Analysis and Considerations for the Small Scale Residential Zones 		

Previous Council/Committee Action

At the October 16, 2023, City Council Public Hearing, the following motions were passed:

- That Administration, as part of the Zoning Bylaw (Charter Bylaw 20001) one-year review report, include analysis on the Landscaping provisions since enactment of Charter Bylaw 20001 and

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provide options for amendments to further implement the climate resilience planning and development framework, if required.

- That Administration, as part of the Zoning Bylaw (Charter Bylaw 20001) one-year review report, include analysis on the 8 dwelling maximum in the (RS) Small Scale Residential Zone and provide options for amendments to remove or expand this regulation, if required.
- That Administration, as part of the Zoning Bylaw (Charter Bylaw 20001) one-year review report, include analysis on the Child Care Services provision since enactment of Charter Bylaw 20001 and provide options for amendments to further expand opportunities for Child Care Services, if required.

At the February 11, 2025, Urban Planning Committee meeting, the following motion was passed:

- That Administration undertake an analysis of the design of row housing permitted in the RS Zone, and as part of the one-year review of the Zoning Bylaw, recommended future work to improve design outcomes.

Executive Summary

- Administration undertook a review of development permits approved in 2024 and gathered targeted stakeholder feedback to better understand how the Zoning Bylaw 20001 was working and to identify areas requiring further analysis.
- In the past three years, Edmonton's population increased by over 140,000 resulting in an accelerating pace of housing growth, change and building of housing in all forms in both redeveloping and developing neighbourhoods. Zoning Bylaw 20001 has been able to facilitate that growth.
- Since the enactment of Zoning Bylaw 20001, there has been a 30 per cent increase in approved dwelling units compared to 2023, with multi-unit housing and single detached houses being the most common built forms.
- There has been a shift towards more permitted developments (94 per cent in 2024) and a decrease in variances approved for all developments, supporting a simpler approval process.
- Due to the 41 per cent increase in volume of all permits received in 2024 compared to 2023 and the need to learn and become familiar with the new rules, permit processing times increased slightly for both permitted (from an average of 23 to 27 calendar days) and discretionary development permits (from an average of 44 to 75 calendar days). While these longer times were anticipated, they are expected to decrease this year.
- While the city's developing areas¹ continue to experience more growth than the redeveloping areas², there has been a significant increase in multi-unit and row housing developments in the redeveloping areas. A large proportion of the multi-dwelling permits issued were for eight unit row housing developments in the RS Zone.

¹ Areas of the city that are undeveloped with vacant land. This area is located primarily outside Anthony Henday Drive but does not include the Future Growth Area as identified in the City Plan.

² Redeveloping areas consist of any neighbourhood that is fully developed and has opportunities for redevelopment. This area is generally defined as encompassing lands located within Anthony Henday Drive and will be supported by concentrated development in nodes and along corridors.

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- The eight-unit maximum in the RS Zone supports The City Plan's housing targets and addresses Edmonton's rapid population growth by introducing more housing units to the city's redeveloping areas.
- An analysis of parcels with a site area of 600 sq. m. or greater found that only 50 percent of all permit applications that could build eight units or more on the site actually built eight units or more.
- No amendments to the Zoning Bylaw are proposed to remove or expand the eight unit maximum in the RS Zone at this time unless directed by Committee.
- Administration will undertake work to improve site and building design outcomes for midblock row housing and return to the June 30 Public Hearing with draft amendments to the RS Zone for Council's consideration.
- Through the one-year review of Zoning Bylaw 20001, Administration identified several additional areas requiring further analysis and monitoring, including mixed use zone requirements for commercial frontage, stepbacks, ground floor entrances and large sites; landscape buffer requirements in residential and mixed use zones; bike parking requirements, including parking space rack and storage requirements; and waste collection access and screening requirements.

REPORT

The City Plan set the vision for how Edmonton can become a healthy, urban, climate resilient city of two million people where residents have a variety of housing choices and can meet their daily needs closer to home. In the past three years, Edmonton's population increased by over 140,000³ new residents. Zoning Bylaw 20001 (the Zoning Bylaw) is an important part of implementing The City Plan to help support this growth. Zoning Bylaw 20001 came into effect on January 1, 2024. It enables a greater variety of housing options everywhere, provides a simpler and flexible regulatory framework that encourages investment in Edmonton and creates a clear path to development approval while enabling a more equitable, climate-resilient, livable and adaptable city for everyone.

The Zoning Bylaw was created with very specific goals in mind to:

- align with strategic policies and directions (including The City Plan);
- provide regulations that support better development outcomes;
- be user-friendly with clear, purposeful and enforceable regulations; and
- be efficient, effective and adaptable over time.

Administration collected and analyzed 2024 development permit data for comparison against the previous five years (2019-2023) of data and engaged with stakeholders that interact with the bylaw to identify development trends and the effectiveness of Zoning Bylaw 20001. Two omnibus bylaw amendments were completed in 2024 to fix minor issues, errors and oversights. This report summarizes:

- Development trends from 2024, as detailed in Attachment 1 - One Year Zoning Bylaw Review Development Permit, Variance and Rezoning Data Analysis.

³ Government of Alberta Regional Dashboard:
<https://regionaldashboard.alberta.ca/region/edmonton/population/#/?from=2020&to=2024>

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- An analysis of the eight unit maximum in the RS Zone, as detailed in Attachment 2 - Analysis of the Eight Unit Maximum in the RS Zone.
- An analysis of current landscaping provisions and design of recent row housing developments approved, as detailed in Attachment 3 - Row Housing Design Analysis.
- Feedback about the new Zoning Bylaw, as detailed in Attachment 4 - Zoning Bylaw One Year Review What We Heard Report.

This report identifies options to modify regulations in the RS Zone to achieve better building and site design for row housing. In addition, it identifies areas where further analysis is necessary and opportunities for future work to improve development outcomes and support the implementation of the City Plan as detailed in Attachment 5 - Opportunities for Future Work.

The June 3, 2025, Urban Planning and Economy report UPE02700, One Year Review of Child Care Services, includes an analysis on the child care services regulations since the enactment of Zoning Bylaw 20001 and provides options to further expand opportunities for child care services.

More Housing Everywhere

The Zoning Bylaw allows for more housing everywhere to meet the demands of Edmonton's growing population and support The City Plan's goal of welcoming 600,000 new residents to the city's redeveloping areas.

In 2024, 16,511 new dwelling units were approved in Edmonton. This is a 30 per cent increase from 2023. The largest number of approved new dwelling types were for multi-unit housing and single detached housing. Map 1 in Attachment 1 shows that in 2024, new dwelling units were approved across the city, with higher concentrations in developing areas and centre city.

The Zoning Bylaw is intended to enable a greater variety of homes in all neighbourhoods so that all people have access to different housing options. In 2024, 40 per cent of proposed dwelling units were approved⁴ in the redeveloping area, half of which were multi-unit housing dwellings such as apartments. In addition, there were approximately four times as many row housing dwellings approved in the redeveloping areas in 2024 than in each of the previous five years (2019-2023). Only about five per cent of dwelling units approved in the redeveloping area in 2024 were for single detached housing. This indicates that the redeveloping area is supporting increased population growth and more housing choice. The introduction of additional financing tools from the Canada Mortgage and Housing Corporation (CMHC) has helped support the viability of redevelopment towards more row housing and multi-unit housing development.

The increase in row housing and multi-unit housing within the city's redeveloping areas has raised some concerns regarding the scale and density of development in some established neighbourhoods. This is evident through an increase in requests for community information sessions and an increase in the number of inquiries related to the RS - Small Scale Residential Zone. While applications for new row housing and multi-unit housing developments are generally compliant with bylaw requirements and the Zoning Bylaw is delivering on intended outcomes, Administration is committed to helping Edmontonians understand the changes made through

⁴ The number of approved dwelling units and other permit data referenced in the report is based on approved development permits.

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the Zoning Bylaw and how it supports the growth envisioned by The City Plan and that it is necessary to house Edmonton’s growing population.

In 2024, the developing area saw more new dwelling unit approvals than the redeveloping areas. Single detached houses represented the largest number of new dwelling units (43 per cent), followed by secondary suites (22 per cent). Approximately 30 per cent of new dwellings approved in the developing area were for semi-detached, row and multi-unit housing. While the mix of housing types differs between the developing area and redeveloping area, this indicates that a variety of housing options are being approved in all areas of the city.

A Simpler Path to Approval

One of the key goals of renewing the Zoning Bylaw was to streamline and simplify regulations that help support investment in Edmonton by increasing the consistency, clarity and predictability of the land development process. This includes making the bylaw user friendly for all audiences and adaptable over time, with clear, purposeful, efficient and enforceable regulations. Zoning Bylaw 20001 contains more permitted uses and fewer discretionary uses than the previous Zoning Bylaw 12800. This change was intended to provide greater certainty in the development permit review process.

Fewer discretionary uses has resulted in a large increase in the proportion of permits issued for permitted developments compared to discretionary developments, as illustrated in the table below.

Development Type	Average Permitted Development Approvals from 2019 to 2023	Permitted Development Approvals in 2024
All developments	79%	94%
Residential	85%	97%
Complex Residential ⁵	25%	58%

The new bylaw’s clear and purposeful regulations streamline the permitting process to encourage investment in Edmonton and provide a clear path to approval.

Rezoning

A simpler Zoning Bylaw with fewer, more flexible zones has resulted in fewer rezonings to direct control zones. In 2024, the number of direct control rezonings was the lowest seen in the past six years. In 2024, there were 17 rezonings to a direct control zone, compared to an average of 60 direct control rezonings per year over the previous five years (2019-2023).

Last year also saw the highest proportion of rezonings from a direct control zone to a standard zone since 2019. This indicates that applicants are likely finding standard zones to be more suitable to their development projects than direct control zones.

⁵ Complex residential developments include row housing with 5 or more principal dwellings and any multi-unit housing developments.

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Zoning Bylaw 20001 introduced a new tool called a Zone Modifier that allows the same zone to be used to achieve different scales of development by modifying height and floor areas ratio without changing other regulations. This approach reduces the need for multiple standard zones and direct control zones. Graph 14 in Attachment 1 highlights the number of times applicants have rezoned sites to zones with modifiers. As this is a new tool, more monitoring is needed to determine future trends around which zones with modifiers are used. However, in 2024, the RM - Medium Scale Residential Zone with the h16.0 height modifier saw a higher proportion of rezoning applications compared to other zones with modifiers.

Variance Data

Another way to explore how the Zoning Bylaw is functioning is to analyze how often regulations are being varied. Understanding what the most common variances are can provide insight into how specific regulations are working and determine if these are elements of the bylaw that warrant further investigation and potential changes.

In 2024, the proportion of development permits approved with a variance significantly decreased compared to the previous five years. Residential development permits (for backyard housing, single detached housing, semi-detached housing and row housing) saw a decrease in the number of permits issued with a variance.

Overall, there was a decrease in the number of variances issued in 2024, indicating that the Zoning Bylaw is streamlining the path to approval. The most significant drop occurred for row housing with up to four dwellings units where the number of permits approved with a variance decreased from 69 per cent in 2023 to 10.7 per cent in 2024. A similar trend occurred for single detached housing, where the total number of variances associated with this building type dropped from 11 per cent in 2023, to two per cent in 2024.

There were 41 major residential and mixed use development permits approved with a variance in 2024, out of a total of 109. The most common variance granted to these types of developments was to the location of provided parking. This included the reduction of a 1.5 metre buffer required in some zones, such as the RM - Medium Scale Residential Zone, when parking or waste collection areas project into a setback. The most common rationale for the reduction of this 1.5 metre buffer was to provide for adequate waste collection space for the proposed development.

Non-residential development permits also saw a decline in the number of variances issued, dropping from nearly 60 per cent of all permits in 2023 to 30 per cent in 2024. This supports commercial and industrial development across the City.

For a more detailed breakdown of variance data, refer to Attachment 1.

Permit Timelines

Permit timelines are another indicator of how the Zoning Bylaw is functioning. An increase in permit timelines following adoption of Zoning Bylaw 20001 was anticipated as Administration, industry and applicants needed time to learn and understand the new bylaw. Incomplete applications are another contributing factor to the increased timelines. It is often the case that

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the original submissions need revisions in order to comply with the requirements of the Zoning Bylaw.

Coupled with a new bylaw, there was a 41 per cent increase in the total volume of development permits processed in 2024 (6,610 total permits) compared to those received in 2023 (4,670 total permits). The table below outlines the average number of calendar days it took to issue a permit for permitted and discretionary development applications. On average, discretionary developments took longer to process compared to permitted developments.

Year	Total Permits Processed	Average Processing Time (Calendar Days)		
		All Permits	Permitted Developments	Discretionary Developments
2023	4,670	25 days	19 days	44 days
2024	6,610	27 days	23 days	76 days

As the Zoning Bylaw was implemented, Administration took steps to address permit timelines. This includes working with applicants to revise their submissions to ensure a complete application for permitted development. The longer timelines for discretionary development could also be attributed to additional time it may take applicants to resubmit their revised plans. Industry education sessions were provided to assist applicants to better understand the different requirements during the development permit review process. Additional staff have also been hired to improve customer service, address increased permit volumes and lower processing times. Technology was also leveraged to reduce permit timelines, including automating permits for single-detached and semi-detached houses in developed areas of the city that are zoned RSF.

Landscaping

Council directed Administration to include an analysis of the landscaping regulations of the new Zoning Bylaw as part of the one-year review and to provide options to further implement the Climate Resilience Planning and Development (CRPD) Action Plan, if required. Administration has conducted an analysis of landscaping regulations and does not recommend changes to landscaping requirements at this time. Administration will explore opportunities to implement climate resilient landscaping through Action 4 of the CRPD Action Plan. Administration will report back to Urban Planning Committee with options to increase resilient landscaping on private property in Q3 2026.

Two approaches were used to review the Zoning Bylaw's landscaping regulations. The first was to identify common variances to the landscaping regulations within the first year and the second was to report on the perceived effectiveness of the landscaping regulations by the users of the bylaw through the one-year review interviews.

In regards to small scale residential development, it was found that the required soft landscaping requirements were varied 12 times out of 281 permits in 2024 (four per cent).

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Of the 109 development permits for mixed use and complex residential developments approved in 2024, seven (six per cent) were granted a variance related to landscaping. One permit required two variances related to landscaping. These variances included reductions to the required number of trees and shrubs (two times), adjusting the required mix of deciduous and coniferous trees (two times), reduction to the required landscaped buffer for waste collection areas (three times) and a reduction to the required soft landscaping (one time).

For non-residential development permits there were 22 variances related to landscaping out of 230 permits in 2024 (five per cent). These variances included reductions to the required number of trees and shrubs (five times), adjusting the required mix of deciduous and coniferous trees and shrubs species (seven times) and reductions to the size and number of trees required in landscaped parking islands (ten times).

In many cases, the variance to the number of trees and shrubs was because the application was related to an exterior alteration of an existing building where the site had already been landscaped. Overall, this represents a small proportion of development permits and demonstrates that the vast majority of applications are able to comply with the requirements at time of the development permit application.

Through conversations with stakeholders regarding landscaping on small scale sites, Administration heard about the challenges to meeting the soft landscaping requirements as well as the need to enhance landscaping requirements and foster the retention of existing landscaping on sites. Work is currently underway to ensure landscaping requirements for new development are being met through the introduction of small scale residential landscape securities as outlined in the February 3, 2025, Urban Planning and Economy report UPE02761, Bylaw 21017 - Zoning Bylaw Text Amendments to Implement Landscape Process Changes. This work builds on the recent amendments to Zoning Bylaw 20001 to implement the landscape security process change for non-residential development and larger scale residential development. These changes will ensure developers install and maintain the minimum landscaping required by collecting the full landscape security amount before construction begins.

Analysis of the Eight Unit Maximum in the RS Zone

The RS Zone contains two specific regulations that limit the number of dwellings that can occur on a site:

- The minimum site area per dwelling unit on a site is 75 square metres.
- The maximum number of dwellings on an interior site is eight.

A property with a site area of 600 sq. m. would be large enough to accommodate eight dwelling units in the RS Zone. In 2024, the City issued 242 development permits including single detached housing, semi-detached housing, duplex housing, row housing and multi-unit housing on properties where the total site area was 600 sq. m. or greater. Nearly half of the applicants made a decision not to develop to the site's maximum potential even though they had the ability to do so. For more details, refer to Graph 1 in Attachment 2.

Of the 242 permits, 122 were issued for developments that proposed a total of eight units or more:

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- Nine permits were issued for multi-unit housing
- 113 permits were issued for row housing

This suggests that while the RS Zone is facilitating opportunities for greater housing forms and density, homeowners and applicants are choosing a variety of housing options. The remaining 120 development permits issued were for either a semi-detached house or single detached house.

Administration also reviewed variance data related to the site area and unit maximums to further understand the effectiveness of this requirement in the Zoning Bylaw. Only one permit was issued with a variance for a row house development to relax the minimum site area per dwelling regulation to allow for eight dwelling units. Nine permits for backyard housing received variances to the site area regulation, including three where there were more than eight dwelling units on the site. This indicates that the majority of applicants are adhering to the dwelling limits of the RS Zone. For more information refer to Attachment 2.

As the data illustrates, applicants and property owners are exercising a variety of housing choices in the RS Zone. The eight unit maximum is introducing more housing units to the redeveloping areas, supporting The City Plan's housing targets and providing much needed housing supply to address the rapid increase in population Edmonton has experienced in the past few years.

However, considering that the eight dwelling limit has only been in effect for 18 months and the analysis above only represents one year of data, Administration will continue to monitor development trends related to the maximum dwelling limit in the RS Zone. While Administration does not recommend introducing regulations to revise the eight unit maximum at this time, changes to improve the building and site design of midblock row housing in the RS Zone are recommended.

Row Housing Design

Administration undertook an analysis of row housing development permits approved in 2024 and assessed how features such as varied roof lines, wall projections, facade breaks, window sizes and placement, combinations of exterior finishing materials and entrance design were incorporated (see Attachment 3). The review found that street facing facades for mid-block row houses often appeared to resemble the side of a building and had less cohesive design features related to the placement and proportion of windows and use of exterior finishing materials often associated with housing oriented towards the street.

Feedback related to the design of multi-unit housing highlighted concerns about the lack of consistency in decisions related to building design. Development Planners shared their concerns about a perceived lack of variety in building design, poor site design and difficulties associated with minimum development setbacks not providing adequate space for landings, stairwells, basement window wells, waste collection areas and pathways.

Next Steps

Administration will conduct work to improve building and site design outcomes for midblock row housing and return to the June 30, 2025, City Council Public Hearing with amendments to the RS - Small Scale Residential Zone for Council's consideration. Administration will advance Zoning

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Bylaw regulation changes to improve building and site design outcomes for mid-block row housing and will include:

- Additional design regulations for street facing facades for mid-block row houses.
- Increased side setbacks and limiting projections in side yards to better accommodate space for landings, stairwells, window wells and pathways.
- Reducing maximum building length.
- Reducing the number of entrances that can face a side yard
- Expanding design articulation requirements for facades facing abutting sites.

For further details on the row housing design analysis, refer to Attachment 3.

Emerging Topics Requiring Further Analysis and Monitoring

Through the review of development permit data and feedback, Administration has identified additional topic areas that require further analysis:

1. Review alley access issues for multi-unit housing developments in the developing areas.
2. Explore opportunities to improve or clarify commercial frontage, ground floor entrance and setback requirements in the mixed use zones.
3. Improve site design and circulation for large sites in the mixed use zones and other zones as appropriate.
4. Review bike rack design requirements and non-residential bike parking requirements.
5. Review the 1.5 metre buffer requirements in the residential, mixed use and commercial zones when waste collection and parking areas project into a required setback.
6. Introduce or improve waste collection regulations for non-residential development and small scale residential zones.

Administration will review alley access requirements for multi-unit housing in developing areas and return to a future City Council Public Hearing by Q4 2025.

For all the other topics identified, additional scoping and analysis is required prior to advancing further work. Depending on this analysis and scope of work, amendments may be brought forth in future omnibus amendments or as a separate item. For more detailed information about opportunities for future work, refer to Attachment 5.

As part of maintaining the Zoning Bylaw, Administration will continue to monitor land use issues and new City policies as they emerge and make recommendations to City Council for amendments to the bylaw.

Community Insight

Broad public engagement was conducted through the Zoning Bylaw Renewal Initiative. As the purpose of this report is focused on monitoring outcomes of the Zoning Bylaw and not revisiting the goals and direction of the Zoning Bylaw Renewal Initiative, Administration conducted targeted stakeholder interviews from October to December 2024 to gather feedback from individuals, organizations and businesses who had direct experience with the bylaw through development permit or rezoning applications. Administration also interviewed representatives from community leagues and business improvement area associations who provided general insights

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on the bylaw's impact to neighbourhoods and businesses over the past year. The intent of these interviews was to gain perspectives on how the Zoning Bylaw was functioning since its adoption. The feedback received from stakeholders helped inform this report and the areas requiring further analysis and engagement, as summarized in Attachment 5.

In general, some participants reacted positively towards the new Zoning Bylaw, noting the new bylaw takes a reasonable approach to development, allows for greater housing diversity and is easier to understand and navigate compared to the previous bylaw.

Other participants identified challenges and barriers such as concerns about the pace of change and how infill development may impact existing communities. Issues with specific regulations were also identified, such as bike parking and multi-unit housing alley access requirements. Participants also shared mixed feelings about building design and the maximum number of dwelling units in the RS Zone. The feedback received as part of this targeted engagement indicates that while the Zoning Bylaw is supporting a number of the outcomes intended, there are areas that need refinement to address community concerns, improve implementation and ensure the bylaw supports The City Plan.

GBA+

One of the key goals of the Zoning Bylaw was to advance equity through zoning. The regulations were written through the lenses of inclusivity and accessibility to ensure that the bylaw supports building an Edmonton for everyone. The regulations were crafted to address land use impacts, enable diverse housing options throughout the city, use inclusive language, reduce opportunities for discriminatory appeals due to fewer discretionary uses and variances and increase consistency, clarity and predictability in the decision-making process.

The one-year review is an analysis of how Zoning Bylaw 20001 has been performing in its first year in effect. Through the data analysis Administration has identified that Edmonton is seeing diverse housing options being approved throughout the city. The variance analysis shows that the proportion of permitted development approvals has increased substantially, which reduces the opportunity for appeals. Work is ongoing to ensure the decision-making process is consistent and clear for applicants.

The emerging topics raised in this report and the ongoing work to maintain the Zoning Bylaw will be considered through a GBA+ lens.

Environment and Climate Review

The one-year review of the Zoning Bylaw provides an opportunity to assess its impact on the City's environmental and climate goals through the analysis of the presented data in three key areas.

Compact and Complete Communities

- The Zoning Bylaw supports compact and complete communities that can help promote energy-efficient mobility, active transportation, efficient infrastructure use and reduced outward growth.

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- Increases in development and the variety of homes in the redeveloping areas indicate progress towards intended outcomes, aligning with the City Plan's cumulative infill target of 50 per cent.
- Single detached dwelling units remain prevalent in developing areas, with a shift towards more dense forms of development compared to previous years.
- Continued monitoring of development types across the city can help track alignment with density targets and inform future growth area decisions.

Landscaping

- Through minimum soft landscaping and site coverage requirements, the Zoning Bylaw contributes to climate resilience by supporting stormwater absorption, reducing pollution, sequestering carbon and mitigating the urban heat island effect.
- A very small proportion of the permits approved were granted related variances suggesting overall compliance with the Zoning Bylaw.
- Leveraging education and collaboration, CRPD Action Plan 15 can improve the understanding of planning decision impacts, including exercising discretion for variances at the development permit stage and mitigate cumulative effects for climate resilience.

Active Transportation:

- Recognizing bike parking's role in promoting cycling, future reviews of its requirements should involve consideration of a climate resilience lens.

Attachments

1. One Year Zoning Bylaw Review Development Permit, Variance and Rezoning Data Analysis
2. Analysis of the Eight Unit Maximum in the RS Zone
3. Row Housing Design Analysis
4. Zoning Bylaw One Year Review What We Heard Report
5. Opportunities for Future Work