

# What We Heard Report Zoning Bylaw One Year Review

Zoning Bylaw Team  
March 2025

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**Edmonton**

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## Executive Summary

The Zoning Bylaw One Year Review focused on the implementation and effectiveness of Edmonton's new Zoning Bylaw, which came into effect on January 1, 2024. This project involved a combination of development permit analysis for the first full year the Zoning Bylaw was in effect and gathering feedback from community and industry representatives through targeted interviews.

These interviews were held between October and December, 2024. They consisted of one hour online sessions during which the project team used a standard list of questions to guide the discussion.

Participants identified various strengths and challenges with the Zoning Bylaw. Strengths included a perception that the Zoning Bylaw takes a reasonable approach to development, allows for greater housing diversity, and is overall more user friendly than the previous one. Challenges and barriers were also identified, particularly regarding housing affordability, discomfort with the pace of change, and specific development regulations.

The feedback received as part of this work will be presented to Urban Planning Committee in Q2, 2025 as part of the Zoning Bylaw 20001 One Year Review report. The insights from this review will be used to inform future programs of work which may lead to future amendments and improvements to the Zoning Bylaw. These programs of work help to ensure the Zoning Bylaw effectively supports Edmonton's growth and development while addressing the needs and concerns of residents, development industry, and other stakeholders.

# Project Overview

## Background

Edmonton's new Zoning Bylaw (Charter Bylaw 20001) and city-wide rezoning (Charter Bylaw 21001) were approved by City Council on October 23, 2023 and came into effect on January 1, 2024. The Zoning Bylaw is a living document and the work of maintaining it continues.

The One Year Review is the City's first opportunity to evaluate how the new Zoning Bylaw has been functioning in its first year of use. It establishes our baseline for analyzing the effectiveness of the Zoning Bylaw. One year of development data provides a starting glimpse to how development is changing in Edmonton after the adoption of the new Zoning Bylaw since many projects approved in 2024 may not be built by 2025.

In addition to the Zoning Bylaw 20001 One Year Review, the City is responding to subsequent motions passed by City Council at the October 16-23, 2023, Public Hearing, and a motion that was passed at the February 11, 2025, Urban Planning Committee meeting. These include:

### ***Incentivizing Multi Dwelling Housing***

*That Administration provide a report outlining options to further incentivize multi-dwelling housing through modification to built form regulations, such as site coverage, height and building length, for the (RS) Small Scale Residential Zones.*

### ***Landscaping and Climate***

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

### ***RS Increase Maximum Units***

*That Administration, as part of the Zoning Bylaw (Charter Bylaw 20001) 1-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.*

### ***Improve Row Housing Design Outcomes***

*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.*

Another motion related to child care services in specific zones is addressed in a separate report.

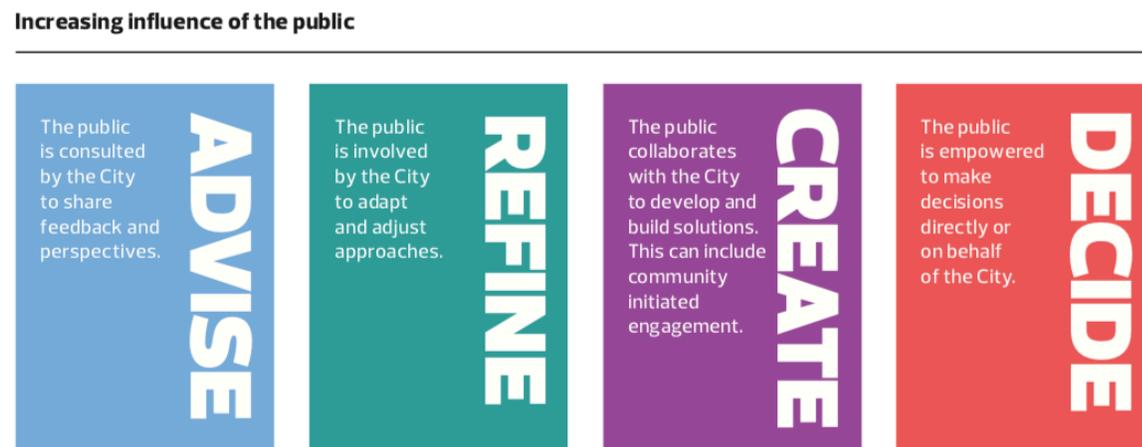
# Engagement Approach

## Engagement Goals

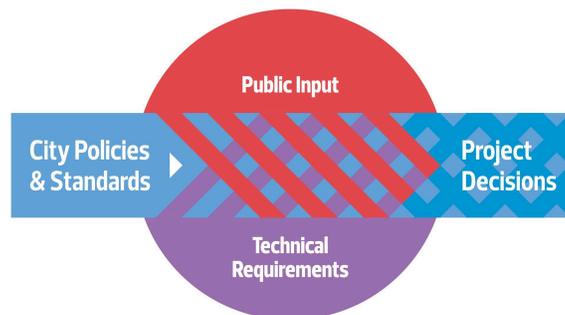
The [Public Engagement Spectrum](#) explains the four roles the public can have when they participate in City of Edmonton public engagement activities. As you move within the spectrum, there is an increasing level of public influence and commitment from the City and the public.

The current phase of the One Year Review project falls within the **Advise** level of the spectrum: *The public is consulted by the City to share feedback and perspectives that are considered for policies, programs, projects, or services.*

The visual below illustrates the City of Edmonton's Public Engagement Spectrum:



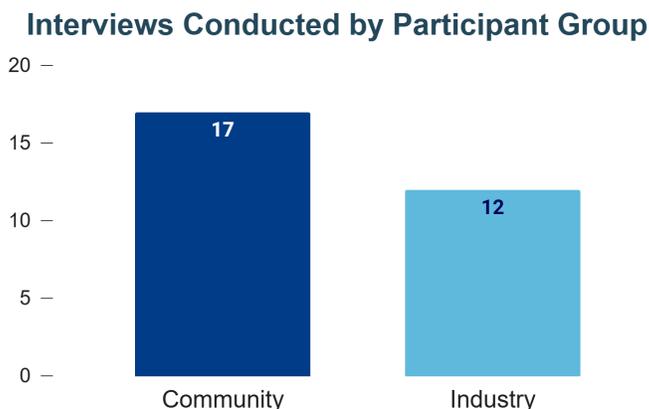
A combination of development permit data analysis and community, industry and internal input will inform future programs of work which may lead to future Zoning Bylaw amendments and improvements. This process helps to ensure that the decisions we make are fiscally responsible, align with best practices, and result in the best outcomes for our city.



## Who We Engaged

The City's development permit approvals data provides one perspective to how the Zoning Bylaw is functioning. It was important to engage with the people, organizations and businesses who have interacted with the Zoning Bylaw in some way over the past year to gain their view about how it is working or not working.

Administration conducted targeted stakeholder interviews from October to December 2024 to gather feedback from individuals, organizations and businesses who through themselves or their members, 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 on the bylaw's impact to neighbourhoods and businesses over the past year. The intent of this review was to gain perspectives on how the Zoning Bylaw was functioning since its adoption. Broad public engagement was not conducted as part of this review as there was no intent to revisit the goals and direction of the Zoning Bylaw Renewal Initiative. The feedback received helped inform this report and the areas requiring further analysis and engagement.



## How We Engaged

Targeted engagement was conducted from October 10 to December 5, 2024. Groups invited to participate in the engagement signed up for time slots using Google Appointments, where they could choose from three, hour-long, time slots each Tuesday, Wednesday and Thursday. The link to book these appointments was emailed to the targeted groups a month in advance to provide adequate time to sign up, and a follow up reminder email was sent in mid-November.

A total of 29 interviews were conducted including 17 with community participants and 12 with industry participants.

## What We Asked

The City had several topics for the interview participants to consider. The four main lines of questioning included:

1. First impressions of the new Zoning Bylaw
2. Development trends they have been noticing in their communities
  - Depending on the interview participant's familiarity, probing questions were asked around multi-unit housing, landscaping, and child care
3. The rezoning and development permit process
4. Future opportunities for the new Zoning Bylaw

The purpose of holding interviews structured with specific topics was to understand each participant's relevant experiences with the Zoning Bylaw across the targeted groups and to invite opportunities for discussion.

## What We Heard

In categorizing the feedback collected, four main categories were used to understand if the participant's feedback identified:

- Strengths of the Zoning Bylaw
- Challenges or barriers with the Zoning Bylaw

## Zoning Bylaw Strengths

Interview participants identified the following strengths of the new Zoning Bylaw:

- It takes a reasonable approach to new development.
- It allows for greater housing diversity.
- It is easier to navigate and understand.
- The regulations are more flexible to develop multi-unit housing.
- The increased density allows for more housing for everyone, especially row housing.
- Landscaping requirements in the bylaw are beneficial and necessary for the beautification of new development and the city.
- The need to rezone has been reduced and serves development needs better.

The following sections summarize the themes that spoke to a perceived strength of the Zoning Bylaw.

## General Feedback

When asked about their first impressions of the new Zoning Bylaw, participants gave feedback that illustrated the development trends they have been noticing and future opportunities for redevelopment. Some participants believe that the new Zoning Bylaw has a reasonable approach to new development, allows for greater housing diversity, and is an improvement from the previous Zoning Bylaw.

***“The Zoning Bylaw before was too complicated. Increasing density is the right way to go, and everybody supports that”*** - Community Participant

***“The new bylaw is more comprehensive, and doesn’t need specific one-offs (rezonings)”*** - Industry Participant

## Comprehension and Navigation

The City asked participants about their first impressions of using the new Zoning Bylaw and whether it was straightforward to navigate through the Zoning Bylaw and understand its rules. Overall, participants shared that the new Zoning Bylaw is easier to navigate compared to their experiences with other municipalities across Canada. There is support for the way that the content in the new Zoning Bylaw has been simplified.

***“The new bylaw has been extraordinary in terms of usability, readability.”*** - Industry Participant

***“People can actually read the document now.”*** - Community Participant

## Residential Development

### New Housing Types

Interviewers asked participants if they think the new Zoning Bylaw has allowed for flexibility and creativity in the type of residential developments being developed by industry or being reviewed by City staff. In general, industry participants said they liked the flexibility and the wider range of residential development opportunities in the small scale residential zones, but noted that beyond seeing more row housing developments, the built forms being constructed are similar to those before the new Zoning Bylaw. As one respondent said:

***“The market is really busy right now, so [we’re] trying to deliver existing products as much as possible. We don’t have the time to design new products when row housing is selling.”*** - Industry Member

## Multi-unit Housing

Participants shared that the new zones have made building multi-unit housing developments easier and more flexible. Row housing was a key focus of this topic. There was discussion that the majority of infill developments this past year have been row housing products. Community and industry participants agreed that this will provide more housing for families and is supported by programs such as the financing incentives through Canada Mortgage and Housing Corporation.

When asked about the possibility of adjusting Zoning Bylaw regulations for specific development types, the majority of respondents felt that the current regulations were sufficient and that they did not want to see additional regulations to encourage or discourage specific built forms.

## Landscaping

The comments that discuss landscaping were varied. When asked about the Zoning Bylaw's requirements for landscaping, some participants shared that the current requirements are sufficient. When a development is able to keep the old trees, it is seen as a benefit.

***"Some infills are really nicely landscaped. Anecdotally it looks like it's working."*** -

Community Participant

## Rezoning Process

A number of interview participants agreed that the flexibility of the new standard zones to accommodate a wider range of building forms has reduced the need to rezone or create Direct Control zones.

***"Happy to not do RF1 to RF3 rezonings...Now rezoning is not always necessary for the construction of row houses. "*** - Industry Participant

***"There has been a drop in Direct Control zones. On our side of the table, we need to manage risk for clients...Do not want to delay timelines for construction and a lot of money goes into this. Tend to want to go with a standard zone first because it is a shorter timeline."*** - Industry Participant

## Zoning Bylaw Challenges or Barriers

Challenges or barriers of the Zoning Bylaw were identified when participants spoke of an aspect of the Zoning Bylaw that they found confusing, questionable, or frustrating. Some participants spoke generally about development trends. Others identified specific sections or parts of the Zoning Bylaw.

In addition to general feedback, areas of the new Zoning Bylaw that were identified as creating challenges or barriers, as identified by participants, included:

- Residential development
- Multi-unit housing
- Aspects of the Mixed Use Zones
- Landscaping
- Implementation of the new Zoning Bylaw
- Issues with specific regulations

## General Feedback

### Growing City Pains

Some community participants shared concerns about infill construction, access to street parking, generally commented on infrastructure or utility capacity, a perception of property value loss near new infill developments, and a sense of losing the “community feel” in neighbourhoods.

Some feel disconnected from the city building process and left behind by the rapid pace of policy and regulatory changes. Generally, these comments were based on recent changes in the City’s policy and regulatory framework, Edmonton’s rapid population growth, and new development in areas of the city that had not seen infill development in the past. While the Zoning Bylaw was reflected in this overall sentiment, some comments extended beyond the scope of the Zoning Bylaw.

***“We feel the pieces of City work aren’t connected in the ways they should be. Siloized. We should determine the type of development we want collaboratively.”***

- Community Participant

***“Neighbourhoods that might never have had a skinny house and now there’s a four-plex. Edmonton’s becoming a big city. Many people aren’t excited about it.”***

Community Participant

When discussing challenges or barriers, feedback related to concerns about open option parking, property values and the effect that new development can have on existing communities was highlighted specifically.

***“If it’s a four unit townhouse with 4 units, where are these families going to park?”***

Community Participant

***“The challenge is parking for multi-unit housing. People are astounded that they’d be expected to park a block away from their home.”***

- Community Participant

Overall, these concerns and issues were generally fueled by the desire for planning to take a more contextual approach to redevelopment.

***“Focus on what you want a community to look like rather than just making development easier.”*** - Community Participant

In response to questions about impressions about the new Zoning Bylaw, some industry participants highlighted the need to allow Edmontonians to adjust to the new regulatory changes.

***“I spend a lot of time explaining to neighbours about the zoning rules and what is allowed on a particular lot. The City needs to slow down and allow people to absorb what has happened in the last year.”*** - Industry participant.

### Affordability

The concept of housing affordability was frequently raised among participants. Some perceived infill development as unaffordable. Another shared the perception that the cost of land and redevelopment was driving up housing costs, in both the cost to purchase infill housing and the cost to rent infill units. They shared that the high cost for prospective residents prevents lower income households from moving into the neighbourhood, while redevelopment pressure drives out existing, lower income, residents.

***“The new Zoning Bylaw is encouraging development and more clever use of space e.g. garage suites, duplex etc. It is clear, Edmonton needs more affordable housing. The new developments we see in our cheap-mature neighbourhood, however, are not particularly affordable (e.g. duplexes).”*** - Community Participant

***“Infill homes are not affordable... [they are] developed by big companies and bought by rental companies. Nothing there for the average community member. The homes that are still available automatically get priced too high. No longer have affordable housing anywhere. The scarcity of single family homes makes them more expensive.”*** - Community Participant

## **Residential Development**

### New Housing Types

Many participants discussed where density should be directed. The majority of respondents support The City Plan’s goal to densify redeveloping areas of the city; however, some respondents felt that not enough detail was paid attention to the contexts of each neighbourhood. While they noted that they do not oppose density, they indicated it should be more intentional on where it is applied.

***“There are areas that would benefit from intensification but not all. The City needs to take a closer look at each neighbourhood.”*** - Community Participant

When asked about why small scale apartment buildings were not being built compared to row housing with secondary suites, many industry respondents indicated the Alberta Building Code as a possible limiting factor. There are more stringent requirements for apartment buildings, such as the need for acoustic separation and more stringent fire rating between units. External factors have also played a role in this, such as federal and provincial financing opportunities for multi-unit developments. Some participants noted that the requirement for professional involvement may also be a factor in how multi-unit housing and row housing developments are designed. For example, a proposed row house with more than four units (excluding secondary suites) requires a registered architect, which can substantially increase the cost to develop. In order to reduce costs and streamline the development process, applicants determine the maximum they can build while avoiding professional involvement.

***“[The] Building Code kills some projects. Architectural Technologists create housing designs - if greater than 4 units [rowhouse] above grade requires an architect stamp.”*** - Industry Participant

When asked about what new development forms are now possible within the small-scale residential zones that were not possible under the old Zoning Bylaw, there is interest in stacked row housing, but the Alberta Building Code requirements for a third staircase was identified as a potential barrier to this built form. Industry participants noted there was no interest in exploring Cluster Housing as it requires a larger site, and apartments would be more suitable at that point. Participants noted some six storey wood-frame residential buildings being explored. These developments are mainly funded by the Federal government funding opportunities.

***“A lot of 6 storey wood-frame buildings are driven by CMHC funding. MLI [multi-unit mortgage loan insurance product] Select to underwrite loans, less equity is required for development.”*** - Industry Participant

#### Development Regulations and Site Functionality

The Zoning Bylaw contains a number of different regulations that apply to new residential development such as site coverage, building setbacks, and height. In addition, there are regulations that ensure new developments are functional, such as specified walkway widths to allow for unrestricted movement around the site. Some participants noted new developments are being designed to the maximum density, and attempts are then being made to incorporate additional regulations into the development as “an afterthought.” This is causing unintended consequences, such as staircases extending into the public road right of way or walkways not being wide enough to comfortably pass between buildings.

***“The current 1.5 m interior side setback to an interior or flanking side lot line, may be obstructed by stairs, impeding accessibility and preventing inclusive design requirements***

***from being met. It also makes it challenging to move a bicycle, lawn mower or wheelbarrow along the pathway in the sideyard and limits space for waste receptacles and HVAC.” -***

Community Participant

**Multi-Unit Housing**

Eight Dwelling Maximum

Some participants raised concerns that transitioning from a single dwelling development to a new building with eight dwellings is a dramatic change to the street. When asked what an appropriate number of dwellings might be, many participants were not able to provide a specific number. When asked about what the maximum dwelling unit limit in the RS - Small Scale Residential Zone should be, only 11 of the 29 interviewees provided a numerical response to the question or indicated they were neutral regarding the question:

Participant (# of participants)	Maximum Number Units Suggested for Interior Sites in the RS Zone					
	Neutral	2 units	4 units	6 units	7 units	8 units
Community (7)	-	1	1	4	-	1
Industry (4)	2	-	-	-	-	2

***“Our preferred limit is two units. It would probably fit into the neighbourhood. A four unit townhouse with four units on a single lot is too many.” -*** Community Participant

***“Six units is a lot for a single lot. If it’s done with some consideration to the community. Eight is ridiculous mid-block. ” -*** Community Participant

***“Why couldn’t the city have gone to 5 or 6 and see how that works out and then go to 8. Ideally we would have liked a lower number.” -*** Community Participant

Participants shared their perception that there is more multi-unit housing being developed in the city than other, less dense, forms of new developments.

***“What we are seeing is a huge influx of apartments and multi-units. What is actually under threat here is single family, duplex and skinnies.” -*** Community Participant

Some participants noted that neighbourhood opposition to infill development would be inevitable, regardless of the maximum number of dwelling units allowed, particularly in areas that are experiencing redevelopment for the first time or seeing housing that’s not single detached housing being built.

***“There would’ve been a backlash with a duplex [semi-detached] + 2 suites. Backlash due to these housing types being different from what’s been experienced.”*** - Community Participant

#### Incentivizing Multi-unit Dwellings

When asked whether development regulations should be adjusted to encourage multi-unit dwellings, the majority of community and industry participants felt that residential development forms shouldn’t be treated differently. As one community participant put it:

***“No, row housing shouldn’t be treated differently than singles.”*** - Community Participant

Some industry participants indicated that the site coverage and minimum site area per unit were the biggest barriers to multi-dwelling housing in the RS - Small Scale Residential Zone. Some noted their clients are seeking rezonings from the RS - Small Scale Residential Zone to the RSM - Small-Medium Scale Transition Residential Zone to build multi-dwelling housing due to the higher site coverage (the proportion of land covered by buildings) limits and the absence of dwelling unit maximums, reducing the risk of variance requests (request for an exception to a regulation) being denied.

***“I have some clients who are exploring rezoning from the RS zone to RSM. The site coverage is too low to enable multi-unit housing.”*** - Industry Participant

#### Row Housing Design

Participants raised concerns about the design of midblock row housing in new developments. These concerns included the design of front doors, window size and placement, and the perceived quality of the design choices and materials. Some community participants found certain building facades to be unappealing and standing out in contrast to surrounding buildings.

***“Inexperienced developers can come in and alter the streetscape. Mid-block row housing can impact neighbours. There should be a requirement to get more creative in the design.”***  
- Community Participant

Some industry participants expressed desire for greater consistency between Development Planners when reviewing applications, especially when it comes to assessing and evaluating design materials.

***“Lack of consistency among Planners (building design materials). As long as the City is quick to respond, it is more palatable. Colour cannot be used as differentiated whereas siding orientation can be? Consider allowing use of colour as a design material option.”***  
Industry Participant

Industry participants also noted challenges for narrow residential lots meeting the buffer requirements for multi-unit housing and mid-block row housing. This relates to a specific

requirement for a 1.5 metre landscaped buffer when parking or waste collection areas project into a required setback. The challenge lies in providing the required 1.5 metre landscaped buffer within the constraints of the existing site, especially when trying to accommodate parking areas and side setbacks, leading to variance requests.

***“Give us more space, less soft landscaping, more parking. Allow for the garage to be closer to the building. It will allow for four parking spaces or tandem parking.”*** - Industry Participant

### Mixed Use Zones

Some challenges with the new Zoning Bylaw stem from how it is interpreted and applied. One aspect of the MU - Mixed Use Zone that was highlighted was the Commercial Frontage Modifier. Where applied, this modifier requires ground floor non-residential uses to be developed and oriented towards the adjacent street. Some participants indicated that they felt the non-residential use requirements associated with this modifier are unclear and do not have enough flexibility to respond to the market.

***“Based on the location of the site, commercial may not be feasible and CRUs [Commercial Rental Units] end up getting built that sit vacant and then also takes away from the intent of providing activity at the street.”*** - Industry Participant

Others identified issues with the mixed use zones include some definitions that lack strength or clarity (e.g. amenity areas), how a development can achieve a mix of uses, and the challenges in interpreting specific regulations of the Zoning Bylaw.

***“Its not clear how vertical and horizontal mixed use is applied. There is more interest in horizontal mixed use rather than vertical..such as a corner store development with adjacent townhouse style units.”*** - Industry Participant

### Landscaping

Many participants felt the existing landscaping regulations were functioning as intended. Some respondents identified challenges with meeting the soft landscaping requirements for residential development when developed on a small scale residential site (such as a row housing development or a single detached house with a backyard house).

One theme that came through the conversations was the desire to maintain and enhance the city's tree canopy. Some participants would like to see more climate resilient vegetation and are concerned about residential infill developments removing existing vegetation.

***“Landscaping requirements - both private and public - protection of private trees should be a priority in this climate emergency.”*** - Community Participant

When discussing issues related to whether landscaping regulations were being met, specifically related to whether the appropriate numbers of trees and shrubs and species diversity are being planted, some participants offered suggestions on how to encourage applicants to meet these requirements. These included introducing small scale residential landscaping securities (the process of collecting funds from applicants at the permit application stage and refunding the money when all the required landscaping was planted and maintained for a certain period of time), as well as encouraging the adoption of Low Impact Development (a set of landscaping techniques and natural processes to manage stormwater runoff and store water onsite). Some participants suggested incentives and closer collaboration with EPCOR.

***“EPCOR has designs for private Low Impact Development, which includes directing runoff first toward absorbent landscaping with deeper soil and vegetation to reduce stormwater runoff and to sustain resilient landscaping.”*** - Community Participant.

Some participants recommended revisions or additions specific to the landscaping regulations of the Zoning Bylaw. Examples include adding private tree preservation regulations, increasing the numbers of trees and shrubs closer to what was required under the previous Zoning Bylaw, adding requirements for climate resilient vegetation and design, and clarifying landscaping regulations by creating new definitions or restructuring regulations into different sections.

While Administration (as part of the Climate Resilience Planning and Development Action Plan), is exploring how to incorporate climate resilience into all aspects of landscaping within the City's control, we heard that the City needs to find opportunities to meet our climate goals more broadly.

***“The rule that applies to all is challenging but there is an appropriate time and place to meet council's goal of climate resilience and tree canopy. Maybe it is not forcing every lot to have ‘x’ number of landscaping, maybe a minimum is right. Find opportunities in boulevards and parks so we can still meet our green goals but not force it on every lot.”*** - Industry Participant

## **Implementation Challenges of the new Zoning Bylaw**

Overall feedback related to the implementation of the Zoning Bylaw was positive. However, several participants highlighted some challenges.

### Variances

A small number of comments relating to development trends underlined how variances were being used to overcome perceived challenges and barriers. Some of the examples shared during the

interviews included variances to inclusive bike parking requirements, required landscaped buffers when parking or waste collection areas are located in a setback, and variances needed for the pick up/drop off parking spaces for a child care facility.

Some industry participants highlighted that they work hard to ensure their applications meet the regulations of the Zoning Bylaw. This involves conversations with their clients and Development Planners to ensure the application conforms. They indicated that because the bylaw is still new, it is in their best interest to follow the bylaw to avoid the added cost and time involved with seeking a variance.

***“It is uncomfortable going through the variance process. Not a great thing to have to do. I don’t push for variances or recommend it to my clients. One time I did push for [a variance] because we thought it was essential to their building and it was just adding a window facing the street. We pushed for it and it turned into a three and a half hour meeting at the appeals board. I try not to do any variances”*** - Industry Participant

#### Specific Regulatory Issues with the New Zoning Bylaw

A number of participants highlighted some specific regulations as either not working, challenging, or in need of refinement.

In the RM - Medium Scale Residential Zone, there is a requirement that any vehicle access must be from an alley where the proposed development abuts one. Industry participants raised concerns that for multi-unit housing sites in the developing areas of the city, the need to upgrade the alley servicing this site to commercial standards is increasing development costs.

***In developing neighbourhoods with collector roads designed for access to multi-unit sites, At the subdivision stage the City tells us to take access from the alley. The alley must be constructed to a six metre commercial level. Even though Fire and Waste prefer collector road access and the neighbourhood plans indicate that the collector roads were designed for these multi-unit sites to take access from them, we are being told alley access only. Variances to this regulation could be sought, but it comes with a risk.”*** - Industry Participant

Some participants also identified bicycle parking requirements as a challenge. Design requirements and storage requirements are perceived to be too rigid and costly to develop these bike parking spaces in multi-unit residential buildings. These spaces end up underused or unused. Some participants expressed a desire for more flexibility in what can be done for bicycle parking, rather than just seeing the requirements removed from the Zoning Bylaw.

***“Bike parking regulations are a huge barrier just to meet the minimum. Not sure if that’s the intent. Prescriptive and onerous - hard to find a rack that meets the space requirements.”*** - Industry Participant

Some industry participants noted that bike parking areas can sometimes create safety concerns and some retail tenants discouraging indoor bike parking.

***“Bike parking requirements for commercial development is also challenging ... [There is] not much property management - Security problems with people using these semi-enclosed dark areas. Retailer push-back on indoor bike parking.”*** Industry Participant

#### Considerations regarding Manufactured Home Sites and Communities

One industry participant noted that the shift from specific built form uses in the old bylaw to the more broad residential use disregards the context specific nature of certain types of development, such as manufactured homes (previously regulated as Mobile Homes under the previous Zoning Bylaw). In recognition that some existing manufactured home communities may require variances when new manufactured homes are moved on to a site, due to not conforming to current Zoning Bylaw regulations, such as the minimum rear setback required in the RS - Small Scale Residential Zone and the RSF - Small Scale Residential Flex Zone, this participant advocated for either the reintroduction of manufactured home zone to the new bylaw or to include regulations that would allow existing manufactured home lots and communities to continue to be developed without requiring variances.

Administration has committed to continuing this stakeholder conversation and exploring education and process improvement opportunities related to manufactured home development permit approvals.

## How Input Will Be Used

This phase of the One Year Review project falls within the Advise level of the spectrum: The public is consulted by the City to share feedback and perspectives that are considered for policies, programs, projects, or services.

The results of this engagement will be considered to further adjust and prioritize the recommendations made to Urban Planning Committee in the Zoning Bylaw 20001 One Year Review and the Incentivizing Multi-Dwelling Housing - Analysis and Considerations for the Small Scale Residential Zones Urban reports. It will be presented to Urban Planning Committee for information in Q2 2025.