



ZONING BYLAW RENEWAL – UPDATE

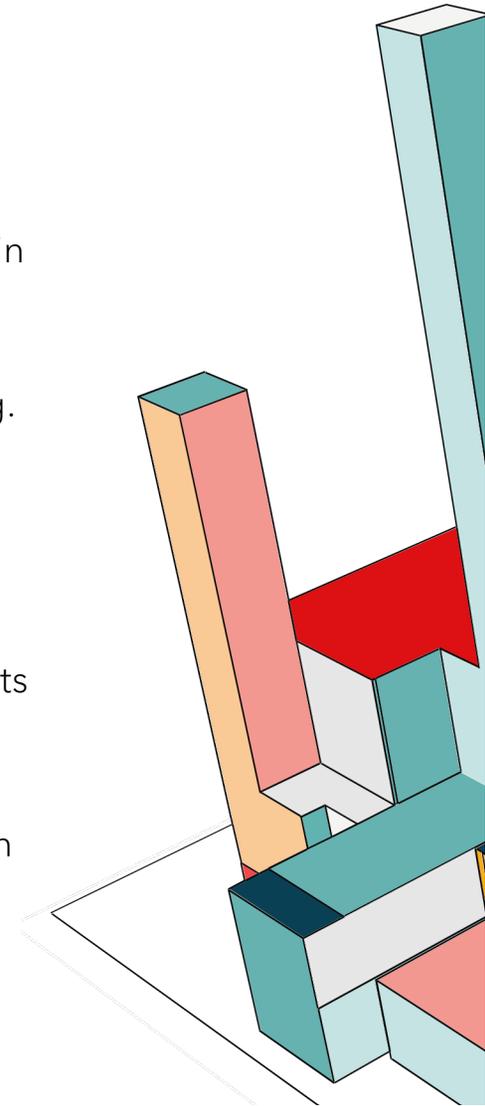
UPC JUNE 3, 2025

Strong Towns YEG
Drina Schneider - Presenter

This submission is prepared on behalf of Strong Towns YEG. We are a local Strong Towns conversation group registered with Strong Towns. We're comprised of City residents who are passionate about building a stronger and more financially resilient City.

FINANCIAL SUSTAINABILITY – CONTEXT

- Financial sustainability describes a municipality's ability to manage its finances in a way that supports the ongoing delivery of essential public services while meeting both current and future financial obligations. This involves balancing revenue generation, controlling expenditures, and long-term financial planning.
- City Plan references to financial sustainability:
 - There is a relationship between the way Edmonton grows and the City's long-term financial sustainability. (page 148)
 - A more compact urban form will reduce some capital growth requirements for new road infrastructure, fire stations, recreation facilities and libraries.
 - Efficiencies and cost advantages can be reaped from service and infrastructure delivery through higher-density land use, a mixed-use urban form and a multi-modal transportation system.



HISTORICAL PATTERN OF GROWTH IN THE CITY

- Like most municipalities in North America, the predominant form of development in Edmonton has been suburban expansion - outward growth consuming previously undeveloped land
- Typically single-family dwellings in low-density neighborhoods (recent planned areas have increased residential densities)
- Auto-oriented development patterns

As of December 2023, the LDR (Low Density Residential) potential lot supply available in approved ASPs and NSPs was 71,529

City of Edmonton, 2023
Growth Monitoring
Overview



HISTORICAL PATTERN OF GROWTH IN THE CITY

- New development increases the City's assessment base.
- New growth requires services - capital infrastructure servicing and operating expenditures
- Developers typically fund the on-site municipal infrastructure (e.g. roads, utilities, other) and also contribute to costs of some of the major off-site infrastructure to service future development.
- However....



SUBURBAN DEVELOPMENT RESULTS IN A GROWING INFRASTRUCTURE ASSET BASE FOR THE CITY AND INCREASED FINANCIAL OBLIGATIONS

Off site levy funded assets > Municipal share of construction costs + Future capital reinvestment

Municipal funded capital projects > Construction costs + Future capital reinvestment

Developer Contributed Assets > Future capital reinvestment

Capital Reinvestment:
Lifecycle Costs + Replacement Costs

New assets just add to growing inventory of City assets that need to be managed.

ONGOING financial liability to the City

All ratepayers pay!



AT THE SAME TIME ... WE HAVE EXISTING DEVELOPED NEIGHBOURHOODS THAT NEED ATTENTION AND CARE

Downside

- Mature and established neighbourhoods whose population has decreased.
- Declining population and economic conditions resulting in loss of non-residential development and assessment.
- School capacities and renewal
- Infrastructure renewal

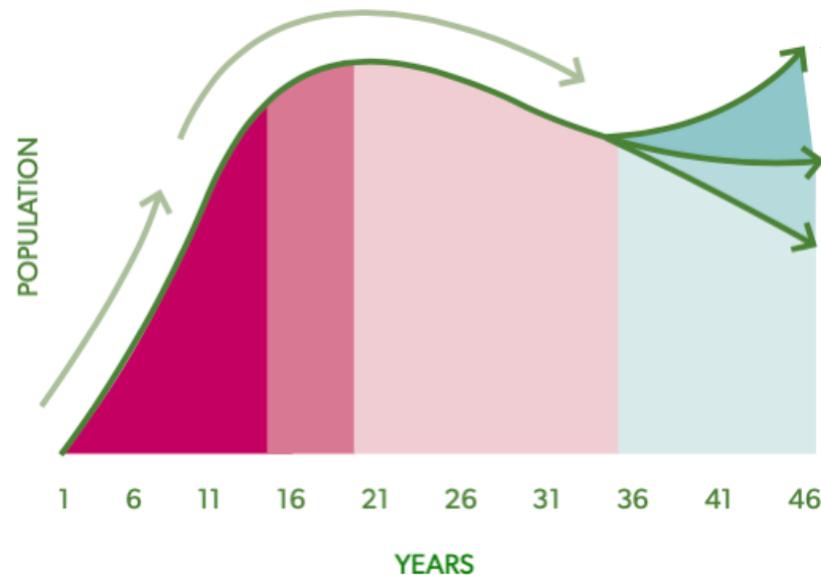
Upside

- Most if not all the infrastructure in place to service the neighbourhood at higher population levels.
- Access and proximity to many established amenities, services, facilities and venues.

Priority for City to ensure existing neighbourhoods are complete and thriving! This is achieved through redevelopment and reinvestment.

NEIGHBOURHOOD LIFE CYCLE

- As a new neighbourhood develops, the population steadily increases as homes get built.
- When a neighbourhood gets built out, the population continues to increase as families have children.
- As children grow up and move out, the neighbourhood population starts to decline.



Neighbourhood may be revitalized. Redevelopment and intensification increases available dwellings and attract new residents.

New in-migration from young families occurs as older couples begin to leave the neighbourhood. A stable neighbourhood population is achieved.

Lack of reinvestment or desirability may make neighbourhood unattractive, resulting in population losses

(www.edmonton.ca/growthanalysis)



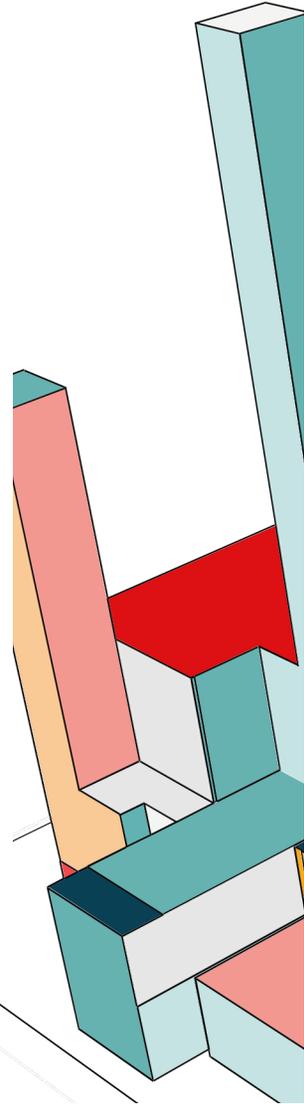
EXISTING DEVELOPMENT - RESIDENTIAL

- Even without significant changes in physical form, mature and established neighbourhoods have been experiencing change. E.g.:
- There are 71 neighbourhoods in the City that had a peak population in 1971.
- The population of these mature neighbourhoods had decreased from 299,000 in 1971 to 205,000 in 2021, representing a 30% decline in population!

- Opportunity: With existing infrastructure largely in place to service higher populations, these mature neighbourhoods, along with other established neighbourhoods, can accommodate new growth quite readily.
- New Zoning Bylaw: Together with City Plan and District Plans, the zoning bylaws expand the range of housing forms that can be built to accommodate future growth and range of housing preferences in these existing neighbourhoods.

EXISTING DEVELOPMENT – NON-RESIDENTIAL

- Between 2015 and 2024, the City's non-residential assessment base declined by 5%, despite a 26% increase in population and 29% increase in residential assessment.
- Over the same period, the City's downtown commercial assessment decreased by 36%.
- The loss of non-residential assessment places an increased burden on residential property taxpayers.
- Opportunity: While remote work and online shopping are some factors that have impacted the City's non-residential assessment base, a more compact urban form can support business growth.
- New Zoning Bylaw: The zoning bylaws support infill development to grow the population of existing neighbourhoods to support existing businesses and foster the creation of new businesses. Zoning bylaws also enable expanded opportunities for businesses to locate.



ZONING BYLAW RENEWAL UPDATE ... WHAT'S NEXT

- After one year, the zoning bylaw has already achieved some success towards the creation of more complete, walkable and sustainable communities and improving the City's financial sustainability.
- Recognizing that the zoning bylaw will evolve over time, a review of the zoning bylaw is appropriate:
 - To listen to concerns by parties directly impacted by the ZBR
 - To identify, confirm, and address real unintended consequences the zoning bylaw renewal has created.

Thank you for your time:)

