

Zoning By-Law Renewal: One Year Review

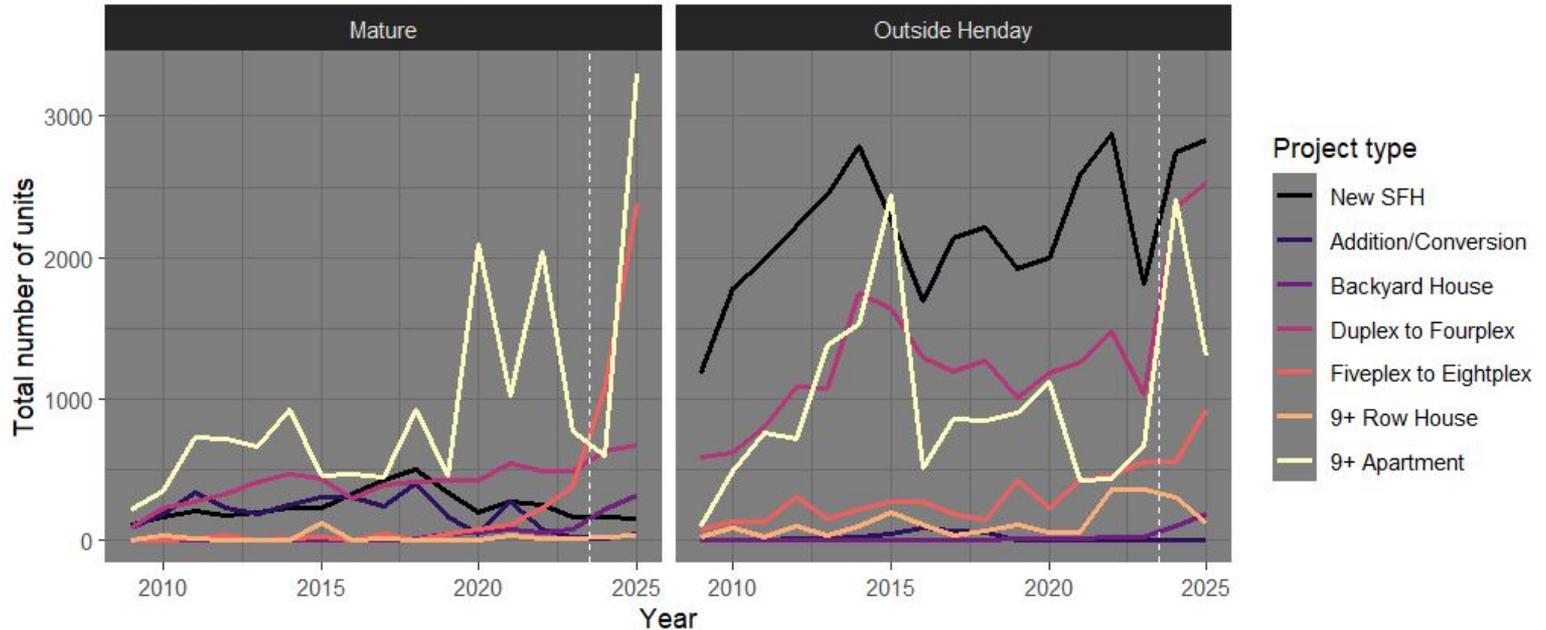
Jacob Dawang
Grow Together Edmonton

Stay with it

Don't roll progress back with restrictive changes

ZBR is working

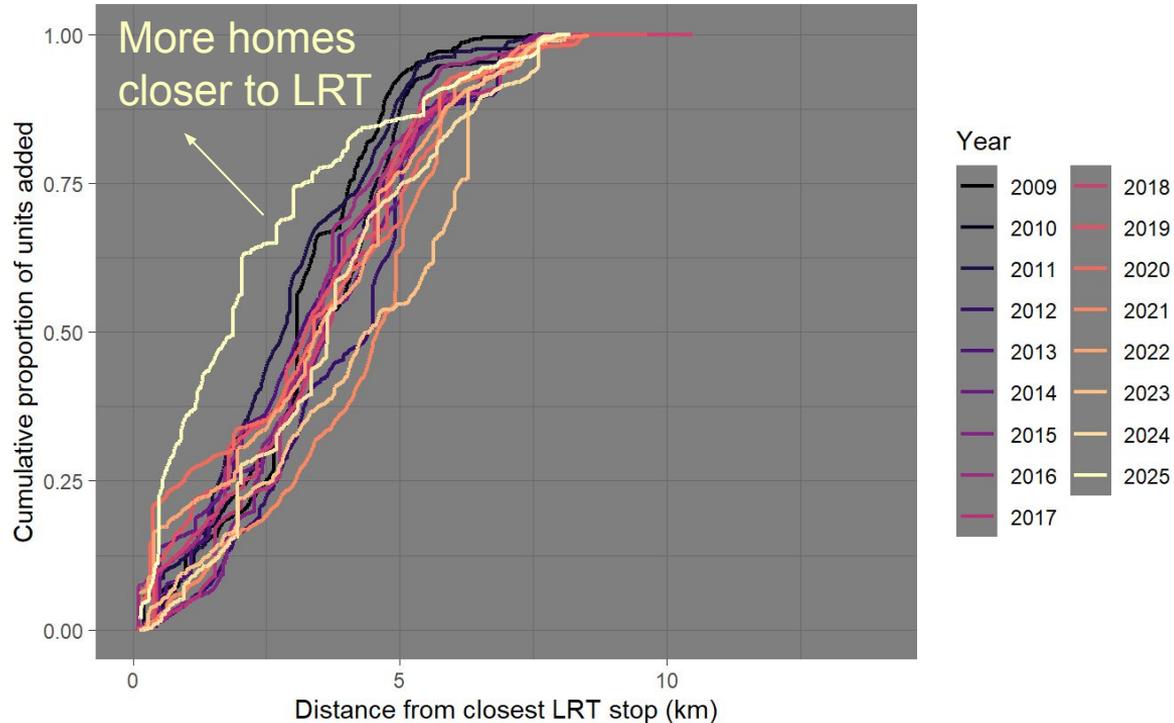
Total number of units by neighbourhood and project type
Building permits 2009-2025



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It's giving us more of what we want

Cumulative distribution of units added by distance from closest LRT stop
Existing, under construction, and funded, building permits 2009-2025, Jan 1 to May 9



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There is still more to
do

Some of you may be feeling pressure to pull back

An **avalanche of infill** is descending on Edmonton neighborhoods. More apartments were built last year in Toronto, a city four-times the size. City hall approves building permits the same day they're applied for.

Developers are moving fast and **neighborhoods are getting swamped**. West Jasper Place faces dozens of **octoplexes** at various stages of development. **In Belgravia**, at least six rezoning applications have been submitted in recent months in addition to **several octoplexes**; these are on top of three midrises under construction from previous rezonings. In Mill Woods and Crestwood, Westmount and Strathearn, Aspen Gardens and Dovercourt, citizens are voicing concerns. This is only sixteen months into council's new zoning system.

But, the opposition has no basis in fact whatsoever

relatively small amount of infill

An ~~avalanche of infill~~ is descending on Edmonton neighborhoods. More apartments were built last year in Toronto, a city four-times the size. City hall approves building permits the same day they're applied for.

Due to Toronto housing starts crashing

Only for detached houses in greenfield

Seeing slow change

seven

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Neighbourhood change is happening... very slowly

Expected number of years until at least one property redevelops into a fiveplex or more, in mature neighbourhoods, in the RS zone

Mature neighbourhoods, RS zone

Redevelops into a fiveplex or more	Probability in any given year	Expected number of years until occurrence
A neighbouring property	0.7%	141
A property on the same block, on the same side of the street	3.2%	32
A property on the same block, on either side of the street	6.6%	15

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Proposed amendments

What are the tradeoffs with admin's amendments?

Worrying

- Building length 30m → min(25m, 50% x lot depth).

Probably fine, but we don't know

- Maximum 4 entrances per side of building.
- Better street-facing facades.

Completed 6-8 unit rowhouses in QA, Allendale, Parkallen, McKernan, Belgravia



Some other changes being floated around are even more worrying

- Split site coverage between main dwelling and backyard home.
- Lowering number of units allowed.
- Increasing setbacks even more.

Caution, evidence, and knowledge of tradeoffs is required

Number of permits by units added and whether it includes a backyard home

Mature neighbourhoods, RS zone, January 1, 2024 to May 9, 2025

Units added	Permits with a backyard home	Permits without a backyard home
2	67 (31%)	150 (69%)
3	4 (44%)	5 (56%)
4	11 (8%)	129 (92%)
5	0	4 (100%)
6	0	39 (100%)
7	0	13 (100%)
8	0	161 (100%)

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Summary

- ZBR is working with respect to all metrics being measured.
- Opposition is largely not backed up by fact, data, or evidence.
- Neighbourhood change is still happening slowly, over decades to centuries.
- We do not understand the potential tradeoffs or the impact of administration's proposed changes.
- Some other restrictive proposals being floated around could put a chill on small-scale infill when we will rely on it more and more to meet City Plan goals.