

BYLAW 21336

Omnibus and Omnibus Plus Text Amendments to Zoning Bylaw 20001

Purpose

To amend Zoning Bylaw 20001 to resolve minor errors or unintended consequences, and to improve the usability and outcomes of the Bylaw. The Omnibus Plus text amendment is focused on minor changes to Zoning Bylaw 20001 that do not warrant their own project, but will result in minor changes to development rights in Edmonton.

Readings

Bylaw 21336 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree that Bylaw 21336 be considered for third reading.

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on October 31, 2025, and November 8, 2025. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

REPORT

Background

Administration drafted text amendments as part of the ongoing monitoring and maintenance of Zoning Bylaw 20001 to ensure the Bylaw performs as intended. Administration used the feedback received from internal groups, development industry partners, and Edmontonians to identify issues and develop solutions to resolve those issues.

For this Omnibus bylaw, Administration separated text amendments into two categories, Omnibus and Omnibus Plus. The Omnibus amendments proposed perform administrative changes, fixes to minor errors, and to adjust specific regulations to address unintended consequences; development rights are not expected to change as a result of these amendments. The Omnibus Plus amendments, will result in a change in development outcomes; however, these amendments are considered minor by Administration and do not warrant their own text amendment project. There are 15 Omnibus amendments and two Omnibus Plus proposed in total.

Summary of Proposed Omnibus Amendments

The proposed Omnibus amendments are intended to correct minor errors or to resolve unintended consequences, as well as improve the usability or outcomes of the Bylaw. They are listed below. For more details, see Attachment 2 - Markup and Rationale of Proposed Omnibus Text Amendments to Zoning Bylaw 20001: Omnibus Q4 2025., and

The proposed Omnibus changes are:

- Adjust the minimum flanking side setback requirement in the RS - Small Scale Residential Zone to ensure the 2.0 m setback requirement applies to main entrances associated with residential and non-residential development. Currently the 2.0 m flanking side setback requirement only applies to entrances associated with principal dwellings. The proposed change will provide space for main entrance steps for non-residential uses, such as child care services, community services and commercial uses permitted in the zone.
- Fix the vehicle access requirements in the RSF - Small Scale Flex Residential Zone to clarify the alley access exceptions apply independently. This change is intended to fix an unintended consequence of the bylaw to allow vehicle access from a street that was previously permitted under Zoning Bylaw 12800 and was not intended to change in Zoning Bylaw 20001.
- Fix a numbering reference in specific regulations for Urban Agriculture in the MU - Mixed Use Zone.
- Reintroduce the transportation impact assessment requirement in the UI - Urban Institution Zone in Appendix IV: Northern Alberta Institute of Technology (NAIT) - Main Campus, that was unintentionally left out when Zoning Bylaw 20001 was approved.
- Fix a numbering reference in the BLMR - Blatchford Low to Medium Rise Residential Zone.
- Remove an unnecessary reference in the GLD - Griesbach Low Density Residential Zone to Section 5.70 Measuring Height and Grade, for the measurement of Height to the eave line.
- Introduce a regulation to Section 5.60 Landscaping, to formalize the current operational procedure to require a landscape security prior to the issuance of a Development Permit when a Building Permit is not required.
- Adjust the maximum landing area requirements under the height exemptions for rooftop enclosures in Section 5.70 Measuring Height and Grade, to provide additional flexibility in providing barrier free movement while still limiting the overall width and length of rooftop enclosures.
- Introduce minimum pathway requirements for small scale cluster housing and multi-unit housing developments in Section 5.80 Parking, Access, Site Circulation, and Bike Parking in Subsection 5.80.2.1, and clarify the common pathway requirements for residential development under Subsection 5.80.3.1.3.
- Correct a numbering reference in Section 6.30 Cannabis Retail Stores related to the separation distances that were unintentionally adjusted when Zoning Bylaw 20001 was approved. The proposed change is intended to reintroduce separation distance exemptions for Cannabis Retail Stores on sites greater than 2.0 ha that are zoned CG - General Commercial, CB - Business Commercial, MU - Mixed Use or a Direct Control Zone similar to what was allowed under the previous Zoning Bylaw 12800.

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- Adjust regulations in Section 6.90 Signs, where signs about a pathway and project up to 0.1 m from the building wall, to allow the sign to be located more than 0.6 m above the ground when a tactile walking surface indicator is provided below the sign to alert people with low vision of an obstacle.
- Correct numbering references in Section 6.120 Centre City Temporary Parking and to delete a regulation related to landscape securities being provided prior to the issuance of development permits that will become a new regulation in Section 5.60 Landscaping.
- Expand development permit exemptions in Section 7.120 No Development Permit Required, for the Park Use for City-initiated park developments.
- Clarify notice requirements in Section 7.160 Notification of Development Permit Decisions, and identify that the information that will be made publicly available on the City of Edmonton's website and sent to the applicant when a development permit is issued to improve transparency in the Bylaw.
- Amend the definition for Floor Area Ratio (FAR) to remove Secondary Suites located in a basement from the list of activities and features that are excluded from the total floor area used to calculate the Floor Area Ratio of a building or structure to be consistent with how FAR is currently calculated for multi-unit buildings.

Summary of Proposed Omnibus Plus Amendments

The two proposed Omnibus Plus Amendments are as follows. For more details, see Attachment 3 - Markup and Rationale of Proposed Omnibus Plus Text Amendments to Zoning Bylaw 20001: Omnibus Q4 2025.

- **Vehicle Access Requirements in the RSM and RM Zone** - To introduce an exception that will allow vehicles to access a site from an abutting street, even if the site abuts an alley. This exception is proposed to apply to multi-unit housing and cluster housing in Developing Areas (as defined in The City Plan) within the RSM - Small-Medium Scale Transition Residential Zone and the RM - Medium Scale Residential Zone. This exception is intended to prevent significant alley upgrade requirements at the subdivision stage and to facilitate emergency vehicle access from a street when alley access is not feasible.
- **Inspections, Enforcement, and Penalties** - Several amendments are proposed for Section 7.200 to improve enforcement and clarify who may be liable for an offence under Zoning Bylaw 20001, including current property owners that have structures or other development existing on a site without a development permit.

Community Insight

Following the adoption of Zoning Bylaw 20001 in October 2023, Administration launched the Zoning Bylaw 20001 Feedback Form in December 2023. This form provides Edmontonians, development industry partners and development permit applicants the opportunity to identify minor errors, potential unintended consequences and opportunities for improvement. Comments received through this form between July 31, 2024 and March 1, 2025 were considered when drafting the proposed Omnibus amendments. Administration is continuing to listen and collect feedback through

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this form to inform future Omnibus bylaw amendments and future amendments that are beyond the scope of an Omnibus bylaw.

In addition to the Feedback Form, Administration considered the targeted engagement feedback received through the “One Year Review of Zoning Bylaw 20001” project when drafting the proposed amendments, including the proposed change to address alley access for multi-unit housing and cluster housing sites in the RM and RSM Zones in the Developing Areas.

Administration considered several community suggestions for more significant changes as part of the list of items identified as “opportunities for future work” in UPE02698 - Zoning Bylaw 20001 One Year Review. This included other areas of the bylaw that require further analysis and engagement related to mixed use zones, large sites, bike parking, landscape buffers, and waste collection and will be presented to Council for consideration at a later date.

Administration circulated the draft amendments and a summary of the proposed changes from July 31, 2025 to September 4, 2025 to the following interested parties for information and to gather potential feedback:

- Business Improvement Area (BIA) Associations
- Industry Groups including Infill Developers of Edmonton Association (IDEA), Building Industry and Land Development Edmonton Metro (BILD - Edmonton), Commercial Real Estate Development Association Edmonton Chapter (NAIOP - Edmonton), Building Owners & Managers Association (BOMA), Edmonton Construction Association, Alberta Association of Architects, Alberta Association of Landscape Architects, Alberta Land Surveyors Association, YEG Garden Suites, Realtors Association of Edmonton, and the Edmonton Chamber of Commerce
- School Boards including Edmonton Public Schools, Edmonton Catholic Schools, and Conseil Scolaire Centre-Nord

Administration also circulated the draft amendments and a summary of the proposed changes to Community Leagues and the Edmonton Federation of Community Leagues on July 31, 2025. Based on feedback that Community Leagues have limited availability during the summer months, the timeline to provide feedback was extended to September 19, 2025.

In total, Administration received written responses from eight organizations. Of those eight organizations, three were from the development industry and five were from Community Leagues. Some of the feedback received were outside the scope of this proposed Omnibus package, such as: concerns about infill development in the RS - Small Scale Residential Zones, general landscaping requirements; and an expressed desire to increase requirements regarding waste, traffic/parking, and notice or participation opportunities for surrounding property owners related to development in their neighbourhoods. One commenter felt the proposed Omnibus amendments are inconsequential.

Feedback received that was not related to the proposed Omnibus amendments will inform future Zoning Bylaw work, including responding to Council motions.

The feedback received specifically about the proposed changes in the Omnibus were varied.

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The Omnibus Plus comments were also varied and included:

- One commenter supports the proposed changes to vehicle access in the RSM and RM because they will improve design flexibility and create more efficient site planning opportunities; whereas two commenters opposed the change, citing reasons such as concerns with who pays for the alley upgrades, vehicle access should be discretionary, vehicle access inhibits safety, and the regulation should be enabling rather than prohibitive.
- Two commenters support the principle of enhanced enforcement, and desire to see the resources match what is occurring on-site.

Attachments

1. Bylaw 21336
2. Mark-up and Rationale of Proposed Omnibus Text Amendments to Zoning Bylaw 20001: Q4 2025
3. Mark-up and Rationale of Proposed Omnibus Plus Text Amendments to Zoning Bylaw 20001: Q4 2025