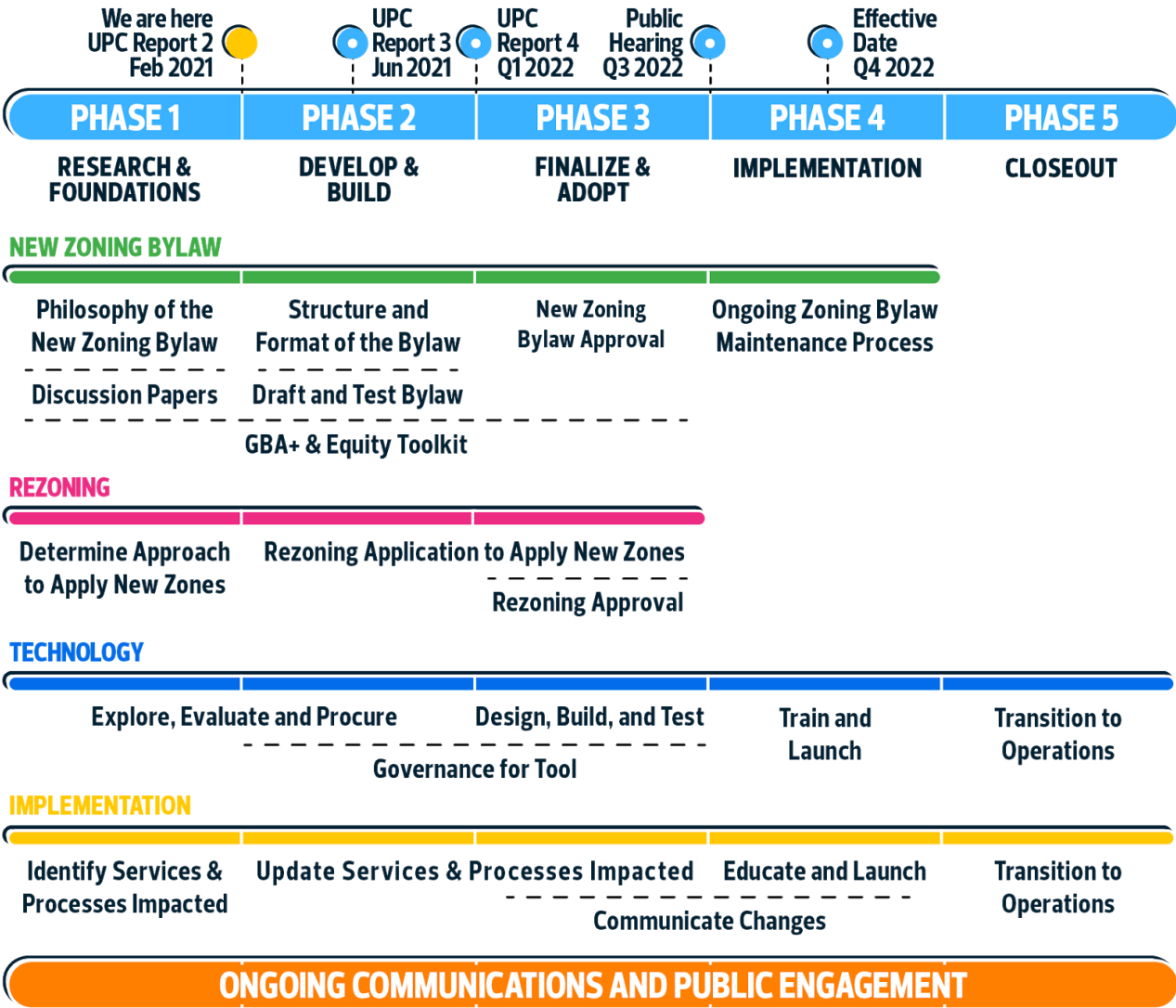


Projects and Phases of the Zoning Bylaw Renewal Initiative

The Zoning Bylaw Renewal Initiative comprises four projects occurring concurrently through four phases.

The following includes an overall schedule of how the four projects fit into the Zoning Bylaw Renewal Initiative timelines, an outline of work completed in Phase 1 - Research and Foundations, work anticipated for Phase 2 - Develop and Build, and metrics and targets for each of the four projects.

Overall Schedule of the Zoning Bylaw Renewal Initiative



Phase 1 Work

The majority of activities during Phase 1 set the foundation for drafting the new Zoning Bylaw. Some of these activities for the New Zoning Bylaw and Rezoning projects included:

- Developing a philosophy for the new Zoning Bylaw (see Attachment 1)
- Writing and publishing a series of discussion papers outlining the preliminary thinking on key topics and zones for the new Zoning Bylaw (posted on the Engaged Edmonton platform).
- Developing a decision making framework to guide the type of regulations to be included in the new bylaw, and the degree of regulation required to achieve a particular outcome (see Attachment 3)
- Initiating the GBA+ and Equity Toolkit and conducting interviews with a diverse cross-section of Edmontonians to help staff to draft regulations through an equity lens (see Attachment 3)
- Compiling the feedback received on the discussion papers in a What We Heard document (see Attachment 5)
- Analyzing and compiling zoning related feedback received as part of the City Plan engagement (see Attachment 7)
- Determining an approach to apply new zones

Activities related to the Technology and Implementation projects included:

- Researching how City staff, industry and the public experience and interact with the current Zoning Bylaw and gathering feedback on opportunities to improve the bylaw's interface
- Assessing business requirements and identifying what services and service areas will be impacted by the changes to the bylaw
- Identifying gaps in technology needed to implement the new bylaw
- Evaluating technology available to meet business needs

Phase 2 Work

In Phase 2 - Develop and Build - Administration will continue to focus on the New Zoning Bylaw and Rezoning projects. Activities will include:

- Completing jurisdictional reviews and researching best practices for zoning issues not covered during Phase 1
- Creating the structure of the new zones and new Zoning Bylaw
- Applying the decision making framework to ensure a consistent and transparent rationale for what is regulated and incorporating the GBA+ and Equity Toolkit to ensure equity considerations are included in the decision-making process
- Drafting the new zones and regulations for the new Zoning Bylaw

- Undertaking comprehensive stakeholder and public engagement and communication activities to gather feedback on the new draft Zoning Bylaw
- Testing the new Zoning Bylaw and developing scenarios to identify gaps, unclarity and regulation conflicts or issues
- Identifying regulatory issues that could be addressed by other bylaws or tools
- Preparing a new Zoning Map to correspond with the proposed zones
- Evaluating rezoning impacts to infrastructure with city building partners, such as EPCOR water and drainage, Parks and Open Spaces, Transportation, District Planning, etc.

Phase 2 activities related to the Technology and Implementation projects include:

- Procuring and designing the technology to meet the City’s business needs for the new Zoning Bylaw including a content management system and online notification
- Updating services and processes that will be impacted by the new Zoning Bylaw, including automation of non-complex development permits, application requirements, etc.
- Testing the implementation of the new Zoning Bylaw through various developing scenarios, including development permit applications to identify gaps, unclarity and regulation conflicts or issues

Objectives and Outcomes for the Zoning Bylaw Renewal Initiative

The following table provides information on the objectives and outcomes of the Zoning Bylaw Renewal Initiative and specific objectives and outcomes of the New Zoning Bylaw and Technology projects.

Zoning Bylaw Renewal Initiative

Initiative Goals	Initiative Objectives	Expected Outcomes
Goal 1 Develop a user-friendly Zoning Bylaw that is aligned with City Policies and directions	Objective 1.1 Create a cohesive experience for all users of the Zoning Bylaw	<ol style="list-style-type: none"> 1. The new Zoning Bylaw is easy to navigate for all users 2. The new Zoning Bylaw uses accessible language 3. The terminology in the new Zoning Bylaw will reflect the terminology in The City Plan, Business Licence Bylaw and Alberta Building Code and other relevant City policies 4. Improved on-line experience for customers

	<p>Objective 1.2 The new Zoning Bylaw enables the advancement of City policies and directions</p>	<ol style="list-style-type: none"> 1. Land use regulations collectively advance City policy and directions 2. The measures developed for the new Zoning Bylaw and associated processes support corporate targets/indicators for The City Plan and or ConnectEdmonton
<p>Goal 2 Streamline and simplify Zoning Bylaw regulations and associated services</p>	<p>Objective 2.1 Reduce the size of the Zoning Bylaw</p>	<ol style="list-style-type: none"> 1. Reduction of the number pages in the Zoning Bylaw by 50% 2. There will be a 60% reduction in the number of zones 3. There will be a 60% reduction in the number of land use classifications
	<p>Objective 2.2 Clear, purposeful and enforceable regulations for Edmontonians and a technical audience</p>	<ol style="list-style-type: none"> 1. After a 6 month transition period there will be a 25% reduction in development permit application missing information requests. 2. Minimal amendments to the Zoning Bylaw to provide clarity to regulations
	<p>Objective 2.3 Reduce the cost of delivering planning and development services</p>	<p>Within two years of the approved new Zoning Bylaw:</p> <ol style="list-style-type: none"> 1. 60% of all development permits will be minor permits 2. 30% of all development permits will be automated
<p>Goal 3 Rezone properties city-wide to align with the zones in the new Zoning Bylaw</p>	<p>Objective 3.1 An approach to rezoning all lands in Edmonton is developed and implemented</p>	<p>Successful application of new zones to properties in Edmonton</p>
	<p>Objective 3.2 There will be minimal reductions to property development rights</p>	<p>Closest equivalencies between zones will not include development rights more than 25% of the current development rights.</p>
<p>Goal 4 Ensure a smooth transition to a new Zoning Bylaw and</p>	<p>Objective 4.1 Minimal increase to the Development Process timelines</p>	<ol style="list-style-type: none"> 1. Application processing time (LDA's and Development Permits) will not increase by more than 15% during transition

new online tools (technology) for all stakeholders		<ol style="list-style-type: none"> 2. The time for transitioning to the new Zoning Bylaw will not impact the application processes for more than six months
	<p>Objective 4.2 Develop training and education materials for staff, applicants and Edmontonians before launch</p>	<p>Prior to 'in effect' date of the new Zoning Bylaw:</p> <ol style="list-style-type: none"> 1. 90% of affected staff will have training completed 2. 90% of application forms, processes and training materials will be updated 3. 80% of the technical issues will be resolved 4. 75% of Industry surveyed will agree that they have a sufficient understanding of how to use the new Zoning Bylaw
Goal 5 Implement a thorough and robust engagement and communication plans	<p>Objective 5.1 Build off the work and learnings of The City Plan project to develop the public engagement and communications plans to provide a cohesive experience for Edmontonians</p>	<ol style="list-style-type: none"> 1. The same methods and groups will be used for the Zoning Bylaw initiative 2. The same terminology will be used in the new Zoning Bylaw initiative engagement and communication
	<p>Objective 5.2 Achieve high level of internal and external engagement through communication and engagement activities that is relatable and accessible to stakeholders</p>	<ol style="list-style-type: none"> 1. Minimum of 30 different agencies/stakeholders groups will have an opportunity to provide feedback 2. Use of at least four different approaches of public engagement (e.g. survey, feedback form, in person, on-line)

New Zoning Bylaw

Project Goals	Project Objectives	Expected Outcomes
<p>Goal 1 The Zoning Bylaw aligns with strategic policies and directions,</p>	<p>Objective 1.1 The new Zoning Bylaw enables the advancement of City policies and directions</p>	<ol style="list-style-type: none"> 1. Land use regulations collectively advance City policy and directions

<p>including ConnectEdmonton, The City Plan and Planning Tools</p>	<p><i>Same as Initiative Goal 1, Objective 1.2</i></p>	<p>2. The measures developed for the new Zoning Bylaw and associated processes support corporate targets/indicators for The City Plan and or ConnectEdmonton</p>
<p>Goal 2 The Zoning Bylaw provides regulations that support better development outcomes</p>	<p>Objective 2.1 Zoning regulations support The City Plan and future District Plans</p> <ul style="list-style-type: none"> ○ 15 minute districts ○ Employment corridors ○ Affordability ○ Housing diversity 	<ol style="list-style-type: none"> 1. Mixed Use Zones will need to change by less than 20% when District Plans are implemented 2. There will be no new Special Area Zones to implement District Plans 3. There is a 40% decrease in the number of Direct Control Zones
<p>Goal 3 The Zoning Bylaw is user-friendly for all audiences, with clear, purposeful and enforceable regulations</p>	<p>Objective 3.1 Create a cohesive experience for all users of the Zoning Bylaw</p> <p><i>Same as Initiative Goal 1, Objective 1.1</i></p>	<ol style="list-style-type: none"> 1. The new Zoning Bylaw is easy to navigate for all users 2. The new Zoning Bylaw uses accessible language 3. The terminology in the new Zoning Bylaw will reflect the terminology in The City Plan, Business Licence Bylaw and Alberta Building Code and other relevant City policies 4. Improved on-line experience for customers
	<p>Objective 3.2 Clear, purposeful and enforceable regulations for Edmontonians and a technical audience</p> <p><i>Same as Initiative Goal 2, Objective 2.2</i></p>	<ol style="list-style-type: none"> 1. After a 6 month transition period there will be a 25% reduction in development permit application missing information requests. 2. Minimal amendments to the Zoning Bylaw to provide clarity to regulations
<p>Goal 4 The Zoning Bylaw is efficient and effective in its regulations and is adaptable over time</p>	<p>Objective 4.1 Reduce the size of the Zoning Bylaw</p> <p><i>Same as Initiative Goal 2, Objective 2.1</i></p>	<ol style="list-style-type: none"> 1. Reduction of the number pages in the Zoning Bylaw by 50% 2. There will be a 60% reduction in the number of zones 3. There will be a 60% reduction in the number of land use classifications

	<p>Objective 4.2 Create flexibility and adaptability in the Zoning Bylaw</p>	<ol style="list-style-type: none"> 1. The timeline to process amendments is reduced by 20% 2. There is a 40% decrease in the number of Direct Control Zones 3. Low Density to Low Density rezoning applications are no longer required 4. Light Industrial to Business Industrial rezoning applications are no longer required
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Rezoning

Project Goals	Project Objectives	Expected Outcomes
<p>Goal 1 Rezone properties city-wide to align with the zones in the new Zoning Bylaw in an organized and strategic manner</p>	<p>Objective 1.1 An approach to rezoning all lands in Edmonton is developed and implemented</p> <p><i>Same as Initiative Goal 3, Objective 3.1</i></p>	<p>Successful application of new zones to properties in Edmonton</p>
	<p>Objective 1.2 There will be minimal reductions to property development rights</p> <p><i>Same as Initiative Goal 3, Objective 3.2</i></p>	<p>Closest equivalencies between zones will not include development rights more than 25% of the current development rights.</p>

Technology

Project Goals	Project Objectives	Expected Outcomes
<p>Goal 1 Select and implement technology to enable management of the new Zoning Bylaw</p>	<p>Objective 1.1 Easy editing (text, images and tables) and uploading of text amendments to the new Zoning Bylaw</p>	<ol style="list-style-type: none"> 1. The time to upload a new amendment into the online Zoning Bylaw will be reduced by 50% per amendment
	<p>Objective 1.2</p>	<p>Remove Zoning Atlas and use AEGIS</p>

	Only one application software is acquired to manage the Zoning Bylaw map and City database	
Goal 2 Improve customer experience for planning and development services	Objective 2.1 Improve user-friendliness of an online Zoning Bylaw and Map Interface	The Zoning Bylaw and Map is easy to navigate for all users
	Objective 2.2 Increase useful Zoning Bylaw and site specific information available to the public and applicants prior to submitting their application	Ability to acquire quick, accurate information and interact with associated services (e.g. mapping)
	Objective 2.3 Increase consistency of planning decisions on applications related to zoning <i>Same as Initiative Goal 2, Objective 2.3</i>	<ol style="list-style-type: none"> 30% of all development permits will be automated General intent of regulations will be available to staff, applicants and the general public

Implementation

Project Goals	Project Objectives	Expected Outcomes
Goal 1 The transition to a new Zoning Bylaw is thoughtfully planned and effectively managed to minimize impacts to users of the Zoning Bylaw and associated services processes	Objective 1.1 Minimal increase to the Development Process timelines <i>Same as Initiative Goal 4, Objective 4.1</i>	<ol style="list-style-type: none"> Application processing time (LDA's and Development Permits) will not increase by more than 15% during transition The time for transitioning to the new Zoning Bylaw will not impact the application processes for more than six months
	Objective 1.2 Develop training and education materials for staff, applicants and Edmontonians before launch <i>Same as Initiative Goal 4, Objective 4.2</i>	<p>Prior to 'in effect' date of the new Zoning Bylaw:</p> <ol style="list-style-type: none"> 90% of affected staff will have training completed 90% of application forms, processes and training materials will be updated 80% of the technical issues will be resolved

		<p>4. 75% of Industry surveyed will agree that they have a sufficient understanding of how to use the new Zoning Bylaw</p>
<p>Goal 2 Update and streamline development permitting processes and services to align with the new Zoning Bylaw</p>	<p>Objective 2.1 Reduce the cost of delivering planning and development services <i>Same as Initiative Goal 2, Objective 2.3</i></p>	<p>Within two years of the approved new Zoning Bylaw:</p> <ol style="list-style-type: none"> 1. 60% of all development permits will be minor permits 2. 30% of all development permits will be automated