

# ZONING BYLAW RENEWAL INITIATIVE

## Zoning Bylaw Renewal Report #2: Initiative Update and Next Steps

Edmonton

## Analysis of Development Permit Variances 2019 Annual Report

February 2, 2021  
Urban Planning Committee

# ZONING BYLAW RENEWAL INITIATIVE



*"To develop a strategic, simplified and streamlined Zoning Bylaw to enable people, places and businesses to thrive and prosper."*

# WHY RENEW?



**To Align** with  
Evolving Strategic  
Policy and Directions



**To Support** Economic  
Development and Provide  
Excellent Service



**To Advance**  
Equity

# PROJECTS & GOALS

## ZONING BYLAW RENEWAL INITIATIVE

NEW ZONING BYLAW



Develop a **user-friendly** Zoning Bylaw that is **aligned** with City policies and directions

REZONING



**Rezone** properties city-wide **to align** with the zones in the new Zoning Bylaw

TECHNOLOGY



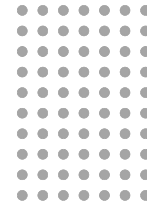
**Ensure a smooth transition** to a new Zoning Bylaw and new online tools (technology)

IMPLEMENTATION



**Streamline & simplify** Zoning Bylaw regulations and associated services and processes

# HOW ARE WE GOING TO DO IT?

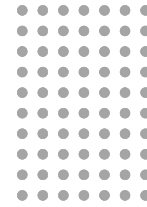


## The approach includes:

- 1 New Layout and Interface
- 2 Accessible Language
- 3 Hybrid Bylaw
- 4 Fewer, More Enabling and Inclusive Zones
- 5 Broader Uses
- 6 Purposeful and Enforceable Regulations
- 7 A Zoning Bylaw for Everyone

# CHOOSING *WHAT* TO REGULATE AND *WHY*

## Decision Making Framework



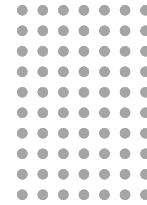
### **Should** we regulate it?

- + Legal obligation
- + Policy alignment
- + Good planning practices/principles
- + Land use impact
- + Weighing the risks involved
- + Stakeholder and Public input
- + GBA+ & Equity impact
- + Enforceability
- + Reasonability and cost of service
- + Alternative means of regulation

### If yes, then to **what degree?**

- + Health & Safety
- + Consequences
- + Reasonability
- + Improves or advances equity
- + Stakeholder and Public input
- + Predictability
- + Service Outcomes
- + Land use impact
- + City impact on local scale and city-wide scale
- + Monitoring

# GBA+ & EQUITY TOOLKIT



An **opportunity** to offset the **disproportionate impacts** felt by certain segments of the population

## Guidance for:

- + Acknowledging assumptions and biases at the regulation writing stage
- + Identifying social inequities and identity factors
- + Listening to community perspectives
- + Exploring equity measures

# DISCUSSION PAPERS

0 PHILOSOPHY OF THE NEW ZONING BYLAW

0 AN OVERVIEW OF THE DISCUSSION PAPERS

1 NODES & CORRIDORS

5 OPEN SPACE & CIVIC SERVICES

9 OVERLAYS

2 RESIDENTIAL

6 SPECIAL AREA ZONES

10 SIGNS

3 COMMERCIAL & INDUSTRIAL

7 DIRECT CONTROL ZONES

11 CLIMATE RESILIENCE & ENERGY TRANSITION

4 AGRICULTURE & RURAL

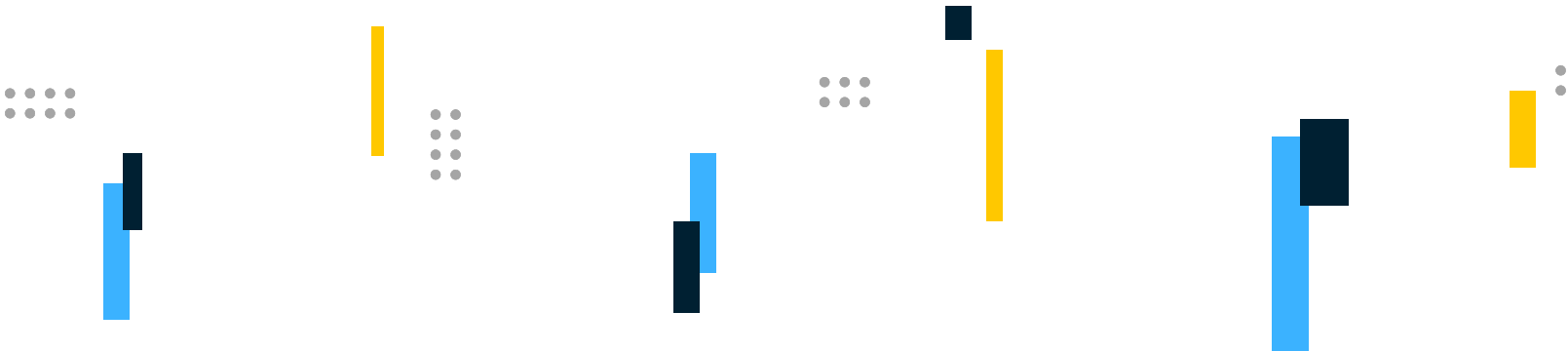
8 NOTIFICATIONS & VARIANCES

12 ECONOMY



# FUTURE CONSIDERATIONS

- + Number of Zones
- + Approach to Climate Resilience & Energy Transition
- + Approach to Overlays
- + Incentive-Based Zoning
- + Use of Conditional Uses



We are here  
UPC Report #2  
Feb 2021

UPC  
Report #3  
Jun 2021

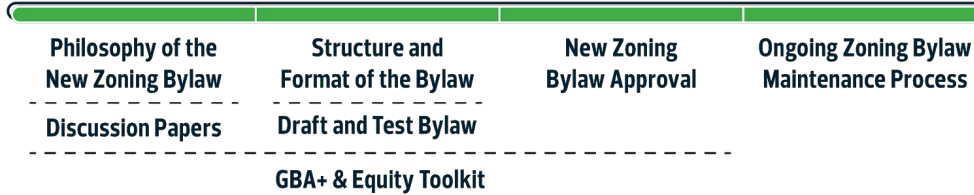
Public Hearing  
Q3 2022

Effective Date  
Q4 2022

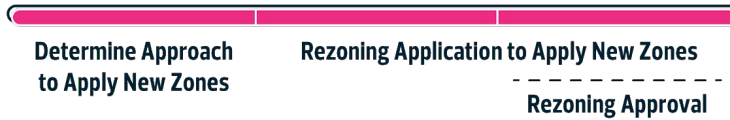
## ZONING BYLAW RENEWAL INITIATIVE



### NEW ZONING BYLAW



### REZONING



### TECHNOLOGY



### IMPLEMENTATION



## ONGOING COMMUNICATIONS AND PUBLIC ENGAGEMENT



Thank you!  
Questions?

For more info visit  
[edmonton.ca/ZoningBylawRenewal](http://edmonton.ca/ZoningBylawRenewal)

ZONING BYLAW  
RENEWAL INITIATIVE



Edmonton