

Charter Bylaw 19502

Omnibus Text Amendments to Zoning Bylaw 12800

Purpose

To make minor amendments to Zoning Bylaw 12800 to improve clarity and grammar, and amend regulations for short-term rentals.

Readings

Charter Bylaw 19502 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 Charter Bylaw 19502 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on January 22, 2021 and January 30, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Previous Council/Committee Action

At the November 2, 2020, City Council meeting the following motion passed:

That Administration prepare amendments to Zoning Bylaw 12800, as generally outlined in Attachments 2 and 3 of the October 27, 2020, Urban Form and Corporate Strategic Development report CR_8487, with the exception of section M, and return to a future City Council Public Hearing.

Report

Omnibus

Charter Bylaw 19502 is an omnibus amendment to Zoning Bylaw 12800. The proposed amendments are primarily of a ‘clean-up’ nature, written to:

- Improve readability
- Provide clarity
- Correct unintended omissions or outcomes of recent Charter Bylaws

These ‘clean-up’ amendments enable more effective service delivery because a bylaw with fewer complexities is easier for both applicants and staff to interpret. A mark-up of

the proposed amendments and supporting rationale can be found in Attachment 2 of this report.

Since the October 27, 2020, Urban Planning Committee meeting, several minor changes have been made to the content of the proposed omnibus amendment featured in Attachment 3 of CR_8487. For reference, the changes include:

- Minor grammatical corrections.
- Updated references to retired Use Classes.
- Added a proposed amendment to the Expiration of Development Permits regulations to clarify the relationship of Building Permit applications with Development Permit expiration.
- Refined amendments to 135.4, 170.3, and 170.4(10) to more accurately reflect the intent described in CR_8487.
- Addition of 135.4(8) to allow for parking areas to encroach into maintenance easements areas of pie-shaped lots in the RLD zone.

Short-Term Rentals

This Charter Bylaw contains text amendments based on recommendations made in CR_8199 Exploring Additional Short-Term Rental Regulations: Potential Bylaw Considerations, that Administration committed to at the September 29, 2020, Urban Planning Committee meeting. These changes include removing the development permit and notification requirements for qualifying shared home short term rentals (Bed and Breakfast Operations up to two guest rooms), provided that they comply with the regulations and are located in zones where a Minor Home Based Business is a permitted use.

Bold Moves

Additional amendments representing more significant changes to Zoning Bylaw 12800 were presented in Attachment 2 of Urban Form and Corporate Strategic Development Report CR_8487. The bulk of those amendments are being brought to City Council in Charter Bylaw 19503, with a few notable exceptions:

- On December 8, 2020, Charter Bylaw 19511 received three readings. This Bylaw contained amendments which enable some patio and outdoor retail development to occur without development permits. The amendments that advanced with Charter Bylaw 19511 correspond with sections H, BB, and DD in Attachment 2 of CR_8487.
- The amendments related to Short-Term Rentals in Charter Bylaw 19502 incorporate earlier proposed amendments which had previously been featured in sections W, Y, and AA in Attachment 2 of CR_8487.
- Per the November 2, 2020, Council motion the proposed amendment to eliminate the requirement for Class A notifications for infill development in mature neighbourhoods (ie. Section M in Attachment 2 of CR_8487) has been excluded from Charter Bylaws 19502 and 19503.

Public Engagement

Administration provided representatives from EFCL, CHBA-Edmonton, UDI, NAIOP, YEGarden Suites, and IDEA with a summary and draft of the proposed text amendments in advance of the report to Urban Planning Committee. These stakeholders along with the general public had an opportunity to provide feedback directly at Committee and will have the same opportunity at Public Hearing.

Subsequent to the October 27, 2020, Urban Planning Committee date, Administration communicated with these stakeholder groups in order to answer questions and provide clarification.

Attachments

1. Charter Bylaw 19502
2. Mark-up of Proposed Text Amendment to Zoning Bylaw 12800