

Charter Bylaw 19503

Bold Moves Text Amendments to Zoning Bylaw 12800

Purpose

To amend Zoning Bylaw 12800 to reduce barriers to business and aid in the economic development and recovery in Edmonton.

Readings

Charter Bylaw 19503 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 19503 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

Charter Bylaw 19503 proposes text amendments to Zoning Bylaw 12800. The proposed text amendments in Charter Bylaw 19503 enable Administration to more quickly and effectively realize some of the City Plan’s city building outcomes, while supporting businesses impacted by COVID-19 and the economic downturn which had begun prior to the pandemic.

Several of the amendments represent opportunities to refocus, reprioritize and reimagine how services are delivered. This is especially true where a change allows Administration to redeploy resources and staff attention away from relatively low risk,

low impact development reviews and towards developments with higher impact on Edmontonians.

Attachment 2 of this report contains a mark-up of the proposed text amendments to Zoning Bylaw 12800 as well as a rationale for the proposed change.

In summary, Charter Bylaw 19503 includes the following:

- Removing development permit requirements for interior alterations to basements, changes of use to Health Services, Indoor Participant Recreation Service, and Markets, and for changing sign copy.
- Changes to regulations for Platform Structures (eg. uncovered decks) that will exclude most decks from site coverage calculations and remove the requirement to obtain a development permit for platform structures of 1.2 metres in height or less.
- Allowing existing buildings to be converted into Duplex or Semi-detached Housing.
- Enabling opportunities for development of both a Secondary Suite and Garden Suite to be developed in conjunction with semi-detached and row housing
- Amending the Multi-unit Housing definition to include mixed-use buildings with one or two dwellings.
- Changing conditions under which variances may be considered
- Increasing the maximum duration of Special Events.
- Enabling electronic notification for rezonings and “Class B” development permits.
- Allowing the extension of the expiry for a development permit up to two years.
- Removing the requirement for development permit inspections for row housing outside of the Mature Neighborhood Overlay.
- Reducing setback requirements, adjusting projections of eaves into the setbacks, and increasing maximum height for Accessory buildings (e.g. sheds) in residential areas.
- Allowing air conditioners in side yards.
- Adjusting calculations for barrier free parking spaces for certain uses.
- Allowing landscaping that exceeds the minimum requirements to be provided in any ratio between trees and shrubs or between deciduous and coniferous trees.

Since the October 27, 2020, Urban Planning Committee meeting, several minor changes have been made to the content of the proposed ‘bold move’ amendments featured in Attachment 2 of CR_8487. For reference, the changes include:

- Minor grammatical corrections.
- Updated references to retired Use Classes.
- Additional regulations to support effective implementation and land use outcomes related to exempting platform structures (eg. decks) from requiring a permit. Specifically:

- Section L (of Attachment 2 of this report) was included to clarify that platform structures are not exempt from permit requirements if the development is located within the North Saskatchewan River Valley and Ravine System Protection Overlay.
- Section Q (of Attachment 2 of this report) was expanded to include a further amendment to 44.3(a) to effectively realize the intent of the amendment in Section J, which exempts platform structures up to 1.2 m high from requiring a development permit. This was identified through the course of preliminary implementation work undertaken since October 27, 2020.
- Section V (of Attachment 2 of this report) was further amended from the proposed wording contained in the markup in Attachment 2 of CR_8487 to address an inconsistency with other proposed amendments related to allowing secondary suites and garden suites in conjunction with row house style development.

In addition to the changes noted above, several amendments that appeared in Attachment 2 of CR_8487 are not included in Charter Bylaw 19503, in particular:

- 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 in Charter Bylaw 19502 related to Short-Term Rentals 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 19503
2. Mark-up of Proposed Text Amendment to Zoning Bylaw 12800