



ZONING BYLAW TEAM WORKPLAN

2019



Zoning Bylaw Team

The Zoning Bylaw Team is responsible for updating *Zoning Bylaw 12800* to align with the *The Way We Grow*, Edmonton's Municipal Development Plan, and meet the needs of communities, applicants and development officers.

This Zoning Bylaw Team Workplan lists the projects that will be undertaken by the team this year. This document will let you know what changes might be coming to the Zoning Bylaw, and help flag important projects you may wish to provide your feedback on.

To learn more about Edmonton's Zoning Bylaw, visit:
www.edmonton.ca/zoningbylaw

For More Information

Zoning Bylaw Team

2nd floor, 10111 104 Avenue NW
Edmonton, AB T5J 0J4

Phone

In Edmonton: **311**
Outside Edmonton: **780-442-5311**

Email

developmentpermits@edmonton.ca

Website

www.edmonton.ca/zoningtextamendments

ZONING BYLAW TEAM

CURRENT & UPCOMING PROJECTS

Zoning Bylaw Team

2019 WORKPLAN: Current & Upcoming Projects

	PROJECT	ANTICIPATED TIMELINES*	MOTION / RATIONALE FOR WORK ITEM
1	Text Amendment to Zoning Bylaw 12800 to reduce barriers to Collective and Permanent Supportive Housing	July 15, 2019 City Council Public Hearing	<p>Motion – At the May 29, 2018, City Council meeting, the following motion was passed:</p> <p>That Administration conduct a review of how other cities zone for affordable housing generally and permanent support housing specifically; how other cities handle the permitting process, what options might exist for expedited approvals and solicit input from existing housing providers in Edmonton about challenges they face with the zoning bylaw and their suggestions for improvements.</p>
2	Medium Scale Housing Review (Missing Middle Zone Review)	August 26, 2019 City Council Public Hearing	<p>Motion – At the July 3, 2018 Urban Planning Committee meeting, the following motion was passed:</p> <p>That Administration prepare amendments to Zoning Bylaw 12800 as generally outlined in Attachment 6 of the July 3, 2018, Urban Form and Corporate Strategic Development report CR_4231, with further analysis of the implications of removing RF6 and options to incent and/or require larger units in medium density zones and return to a future Committee meeting with recommendations.</p> <p>This project supports Actions 22 and 24 of the Infill Roadmap 2018 workplan.</p>
3	Analysis of Tiny Homes	September 3, 2019 Urban Planning Committee	<p>Motion – At the October 30, 2018 Urban Planning Committee meeting, the following motion was passed:</p> <p>That Administration provide a report with an analysis of the tiny homes industry including tiny homes on wheels.</p>

* Accounts for periods of time that are not suitable for public consultation, scheduling Urban Planning Committee meetings, or City Council Public Hearings (ie. Election, Summer, and Winter Recess).

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4	One Year Review of the Update to RA9 High Rise Apartment Zone	September 23, 2019 City Council Public Hearing	Administration initiated – Opportunity to review the major rewrite of the High Rise Apartment Zone to improve development feasibility and resolve any issues that have arisen after development industry has had a chance to review and implement.
5	Omnibus 2019	Q3 2019 City Council Public Hearing	Administration initiated – Annual clean up of the Zoning Bylaw consisting of housekeeping changes and corrections of minor errors and typographical omissions.
6	Options for Cash-in-Lieu of Parking	October 29, 2019 Urban Planning Committee	Motion – Options for Cash-in-lieu of Parking That Administration prepare a report that explores high level policy options for: developer payments in lieu of minimum parking requirements to contribute to public transit, and/or high density parking that facilitates transit options in lieu of minimum parking requirements, and provide a recommended option if applicable.
7	Open Option Parking Implementation	October 29, 2019 Urban Planning Committee	Motion – That Administration advance the implementation of Approach 2 as described in the May 7, 2019, UFCSD report CR_6707 and return with a report to Committee, including: a comprehensive review of on-street parking implications; further research to determine significant predictors of all types of parking demand, and how these predictors affect on-site demand; development of implementation scenarios, including draft bylaw amendments, that consider a one-step implementation and/or a phased, transitional approach, and different zoning categories (eg. downtown / core, commercial/industrial, core residential, suburban residential, institutional, stadium area), including the impact on each. implementation of the other regulatory amendments as outlined in Attachment 6

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2019 WORKPLAN: Current & Upcoming Projects



	PROJECT	ANTICIPATED TIMELINES*	MOTION / RATIONALE FOR WORK ITEM
8	Zoning Bylaw Renewal UPC Report #2 – Structure and What We Heard	December 3, 2019 Urban Planning Committee	Administration initiated – Summarizing engagement results from 2019 engagement (with City Plan) and how that will be translated into the Zoning Bylaw framework Provide overview of proposed structure, including outline of sections and zones
9	Phase 3 Sign Review	Q4 2019 Urban Planning Committee	Motion – This work will be initiated following the completion of Phase 2 of the Signs Review project, which is being lead by the Urban Design Team and is scheduled to be complete by summer 2019

ZONING BYLAW TEAM

COMPLETED PROJECTS

Zoning Bylaw Team

2019 WORKPLAN: Completed Projects



	PROJECT	COMPLETION DATE	MOTION / RATIONALE FOR WORK ITEM
1	Zoning Bylaw Text Amendments: 2019 Work Plan	February 12, 2019 Urban Planning Committee	Administration initiated – To set out anticipated projects for 2019.
2	Cannabis Legalization Follow Up Amendments (remove 9 month restriction)	February 25, 2019 City Council Public Hearing	Administration initiated – To remove a restriction related to Development Permits for Cannabis Retail Sales.
3	(RLD) Residential Low Density Zone	February 25, 2019 City Council Public Hearing	Administration initiated – To create a new Residential Low Density zone.
4	Zoning Bylaw Amendment – Garden Suites	February 25, 2019 City Council Public Hearing	Motion – At the October 2, 2018 Urban Planning Committee meeting, the following motion was passed: That Administration prepare amendments to Zoning Bylaw 12800 as generally outlined in Attachment 3 of the October 30, 2018, Urban Form and Corporate Strategic Development report CR_5113, and return to a future City Council Public Hearing.

Zoning Bylaw Team

2019 WORKPLAN: Completed Projects



	PROJECT	COMPLETION DATE	MOTION / RATIONALE FOR WORK ITEM
5	Impact of Location of Major and Minor Alcohol Sales	March 5, 2019 Urban Planning Committee	<p>Motion – At the October 2, 2018 Urban Planning Committee meeting, the following motion was passed:</p> <p>That Administration provide a report with the following information:</p> <ul style="list-style-type: none"> • The separation of Major and Minor Alcohol Sales from additional sensitive uses • Analysis of the impact of concentration of liquor stores on entertainment districts • Subdivision and Development Appeals Board decisions on appeals of Major and Minor Alcohol Sales • Current information about Cannabis Retail Sales approvals, variances and Subdivision and Development Appeal Board decisions; and • A description of Alberta Gaming, Liquor and Cannabis jurisdiction as a regulator of liquor stores.
6	Zoning for Leduc Annexation Area	March 11, 2019 City Council Public Hearing	<p>Administration initiated – Incorporate the Leduc regulations into Zoning Bylaw 12800 by creating a Special Area specific to land in the annexed area.</p>
7	Amendments to Zoning Bylaw 12800 – Major and Minor Alcohol Sales in the Downtown Core	March 5, 2019 Urban Planning Committee	<p>Motion – At the October 2, 2018 Urban Planning Committee meeting, the following motion was passed:</p> <p>That Administration prepare zoning bylaw amendments to:</p> <ol style="list-style-type: none"> 1. Reduce or eliminate the separation distance for Major and Minor Alcohol Sales in the downtown core, and include information about the implications of creating flexibility in high density residential and employment areas for alcohol sales; and 2. Draft regulations to improve the design and safety of Major and Minor Alcohol Sales across the municipality.

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2019 WORKPLAN: Completed Projects



	PROJECT	COMPLETION DATE	MOTION / RATIONALE FOR WORK ITEM
8	Zoning Bylaw Renewal UPC Report #1 – Principles and Approach	April 9, 2019 Urban Planning Committee	Administration initiated – Identified opportunity to improve the usability, policy alignment and effectiveness of Zoning Bylaw 12800
9	Amendments to the Overlay Created by Bylaw 18171 (Main Streets Overlay)	May 13, 2019 City Council Public Hearing	Motion – At the September 11, 2017, City Council Public Hearing, the following motion was made: That Administration consult with communities impacted by 109 Street Area Redevelopment Plan and prepare any appropriate amendments to the overlay created by Bylaw 18171.
10	Analysis of Development Permit Variances – 2018 Annual Report	June 11, 2019 Urban Planning Committee	Administration initiated – At the June 10, 2013, Executive Committee Meeting, the following motion was passed: That Administration prepare an annual report on planning approvals that will include an analysis of development permit variances.
11	Text Amendment to Zoning Bylaw 12800 to Simplify, Reduce, and Clarify Regulations for Liquor Stores	June 17, 2019 City Council Public Hearing	Motion – At the October 2, 2018 Urban Planning Committee meeting, the following motion was passed: 1. That Administration, as a part of the zoning bylaw renewal, conduct an analysis of regulating concentration of liquor stores, in a comprehensive approach based on land use impact. 2. That Administration prepare amendments to Zoning Bylaw 12800, as generally outlined in Attachment 2 of the March 5, 2019, Urban Form and Corporate Strategic Development report CR_6497, except for the liquor store opportunity area, and return to a future City Council Public Hearing.