

ZONING BYLAW RENEWAL INITIATIVE

AN OVERVIEW OF THE DISCUSSION PAPERS

Edmonton

July 2020 | edmonton.ca/ZoningBylawRenewal

These papers were created in 2020 to support Phase 1 of engagement. The content of these documents is subject to change as the draft Zoning Bylaw continues to be refined.



ABOUT THIS DOCUMENT

This document provides an overview of the New Zoning Bylaw project, and the role and purpose of the discussion papers. In addition to reviewing this document, please review discussion papers of interest and provide feedback through [Engaged Edmonton](#).

A NEW ZONING BYLAW

Zoning is everywhere – from our parks and playgrounds, to garden suites and the downtown core. The purpose of zoning is to determine **what** can be built **where**. It sets the rules for where new buildings should go, what types of buildings they can be and what types of businesses and activities can happen on a property.

Rules for buildings and uses on private property in Edmonton combine to create the Zoning Bylaw. It is the instruction manual on how to build and use land in our city. For the first time in almost 20 years, Edmonton's Zoning Bylaw will go through a complete rewrite that involves rethinking what and why the City regulates, and to ensure the rules align with The Draft City Plan and other City policies and initiatives.

In implementing these policies, the New Zoning Bylaw will mainly focus on the "how" – how we regulate development on private property to achieve policy outcomes and directions, such as enabling a more vibrant local economy and supporting investment across the city.

The **New Zoning Bylaw** will be informed by the following four goals:



1. The Zoning Bylaw **aligns with strategic policies and directions**, including ConnectEdmonton, The City Plan and Planning Tools
2. The Zoning Bylaw provides regulations that **support better development outcomes**
3. The Zoning Bylaw is **user-friendly for all audiences, with clear, purposeful and enforceable regulations**
4. The Zoning Bylaw is **efficient and effective in its regulations and is adaptable over time**

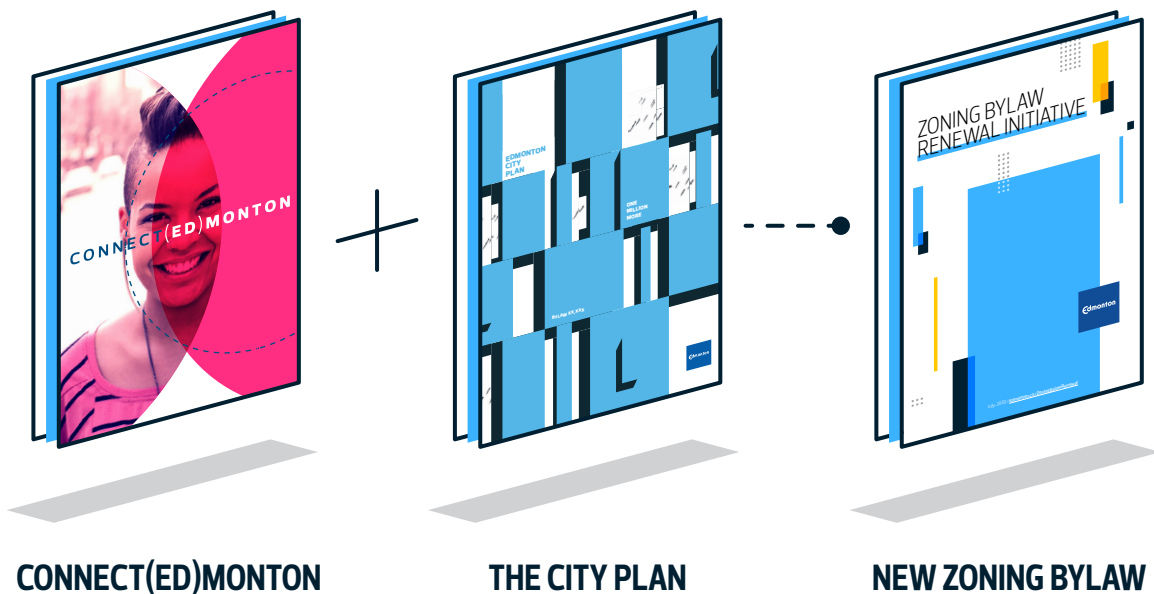


STRATEGIC ALIGNMENT

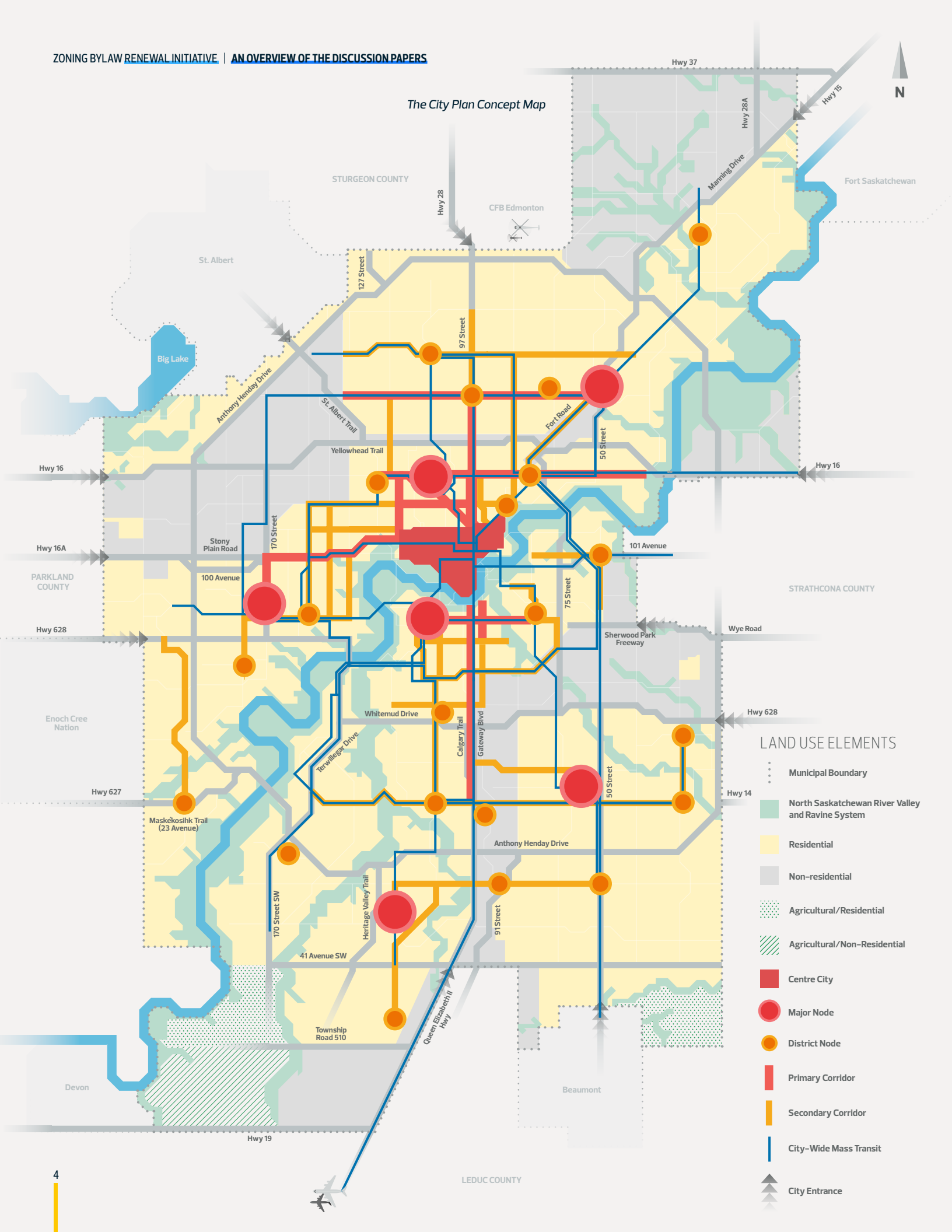
The New Zoning Bylaw will advance City policy and directions. To demonstrate this, **the discussion papers provide an explicit link to relevant City policies and directions.**

The comprehensive overhaul of Edmonton's Zoning Bylaw coincides with Council's consideration of **The Draft City Plan**, scheduled to resume in Fall 2020. The Draft City Plan articulates the choices we need to make to become a healthy, urban, and climate resilient city of two million that supports a prosperous region. It includes **strategic direction in environmental planning, social planning and economic development**, and provides residents, business owners, developers and property owners with a cohesive strategy to guide new growth and investment, while supporting current or future business opportunities.

The Draft City Plan translates the vision, values and strategic goals of community and Council within its **policy structure and City Plan Concept**. The New Zoning Bylaw has an essential role in implementing this concept.

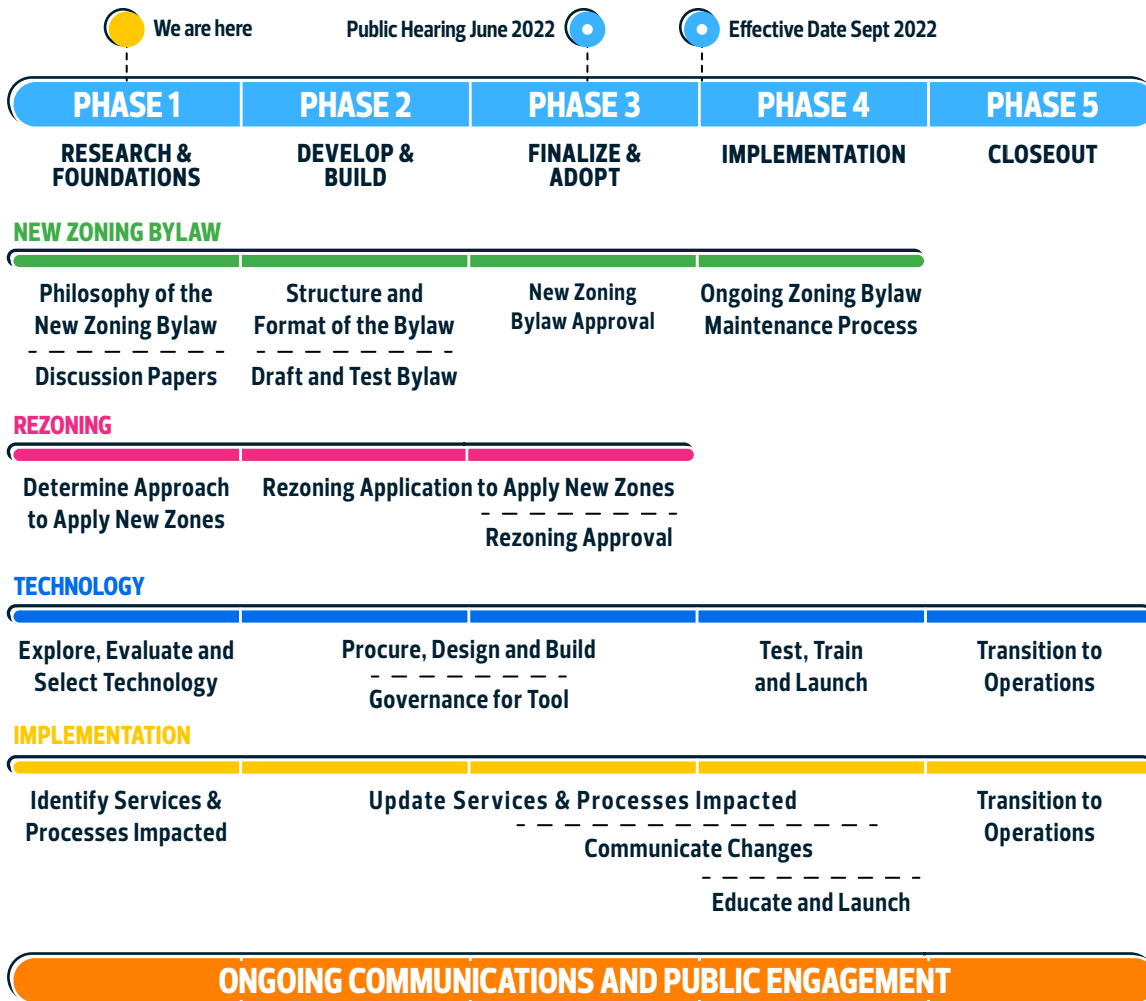


The City Plan Concept Map





ZONING BYLAW RENEWAL INITIATIVE PHASES



We are here: Phase 1 – Research and Foundations

Pre-project engagement for the New Zoning Bylaw dates back to 2018. Through a series of public and stakeholder workshops, surveys, drop-in sessions and meetings, the Zoning Bylaw team has collected information on a wide range of zoning topics, from what should and shouldn't be regulated, to how rezoning notices should be distributed.

Now, in Phase 1– Research and Foundations, the Zoning Bylaw team has combined feedback from Edmontonians with research into municipal best practices, jurisdictional scans, development trends, and internal policies and perspectives to create the [Philosophy of the New Zoning Bylaw](#),

and draft a series of 12 discussion papers. The philosophy helps establish parameters on how the New Zoning Bylaw will work and what it seeks to accomplish. Edmontonians are encouraged to read the philosophy prior to engaging with the discussion papers.

Feedback from the discussion papers will help to set the direction of the New Zoning Bylaw and subsequent implementation. There will be more opportunities to engage with the Zoning Bylaw Renewal Initiative following the completion of the discussion papers. Please visit edmonton.ca/zoningbylawrenewal for more information on timelines and phases.



DISCUSSION PAPERS

The discussion papers provide an entry point into the world of zoning by breaking it out into understandable parts and allowing Edmontonians to select topics that interest them. They explore various aspects of zoning and the Zoning Bylaw, and **provide the preliminary thinking and direction for the bylaw's regulatory framework.**

They also demonstrate how the City will achieve the vision, goals, outcomes and directions outlined in The Draft City Plan and other City policy and directions. These policies have been created through extensive research and public engagement and will not be revisited through the Zoning Bylaw Renewal Initiative. All Edmontonians – from developers to residents – are encouraged to explore topics that interest them and provide feedback through the Engage Edmonton platform.

Engagement on the discussion papers will:

- + **invite feedback from Edmontonians**
- + **Gather detailed feedback** from subject matter experts and prime users of the Zoning Bylaw
- + **Help the project team finalize approaches to the various topics** in preparation for drafting the new Zoning Bylaw.

The discussion papers will be released according to the following schedule:

Discussion Papers	Engagement Period
<ul style="list-style-type: none"> + Agriculture and Rural Zones + Commercial and Industrial Zones + Direct Control Zones + Overlays 	July 13 – August 7, 2020
<ul style="list-style-type: none"> + Climate Resilience, Energy Transition and the New Zoning Bylaw + Economy and the New Zoning Bylaw + Nodes and Corridors + Special Area Zones 	August 24 – September 18, 2020
<ul style="list-style-type: none"> + Parks and Civic Services Zones + Residential Zones + Notification and Variances + Signs 	October 19 – November 13, 2020

In addition to the above, a discussion paper around human rights in the Zoning Bylaw will be prepared, through a GBA+ lens. Timing of this is to be determined.

The planned public release of the discussion papers is reflective of the current situation, recommendations for public communication and engagement, and optimal future timelines. These timelines may change based on the continually evolving COVID-19 response and phase of city recovery.



QUESTIONS?

- If you have subject-related questions, please add them to the virtual forum. These papers are intended to spark a conversation – if you have questions, it's likely others do, too! The Zoning Bylaw Team will be engaging on each topic via the Engaged Edmonton platform
- If you have issues accessing the platform or have other questions about this process, please email your query to zoningbylawrenewal@edmonton.ca

THANK YOU

Your insights and dedication will be critical to the success of this initiative. Thank you for your participation and support!



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