



DID YOU KNOW: ZONING BYLAW RENEWAL INITIATIVE

The City of Edmonton is renewing its Zoning Bylaw, a rulebook that determines what can be built where across the city. 'Zone in' on some key facts about the Zoning Bylaw Renewal Initiative and be sure to visit [Engaged Edmonton](#) to share your thoughts on the new draft Zoning Bylaw by July 30, 2023.

Did you know... since 2018, a wide range of Edmontonians have played a critical role in shaping the draft Zoning Bylaw's philosophy, regulations and key shifts?

The City is responsible for balancing the needs and desires of all stakeholders. Throughout the initiative's phases, the City has engaged with residents, property owners, community league representatives, industry members, non-profit organizations, school boards, Business Improvement Area (BIA) representatives, equity-seeking groups, Indigenous groups, University of Alberta students, youth and more through a wide range of in-person and online public engagement opportunities. This feedback has contributed to every initiative milestone, from shaping the bylaw's preliminary approaches back in 2018 to now, fine-tuning drafted regulations in preparation for public hearing. To learn more about the full Zoning Bylaw Renewal public engagement journey, read the [public engagement summary](#).

Did you know... the Zoning Bylaw Renewal Initiative is offering additional public engagement from June 1 to July 30, 2023?

During the Zoning Bylaw Renewal Initiative's latest [Refine-level](#) public engagement in May 2023, Edmontonians asked for more time to share feedback on the draft Zoning Bylaw. In response, an additional two-month [Advise-level](#) public engagement period is being offered from June 1 to July 30, 2023. Be sure to share your feedback on the draft Zoning Bylaw on [Engaged.Edmonton.ca](#) by taking a short survey, posting a virtual idea or emailing zoningbylawrenewal@edmonton.ca.

Did you know... you can access educational resources on Engaged Edmonton to learn more about zoning, upcoming changes and what they mean for you and your neighbourhood?

A zoning bylaw is a complex and lengthy document that can be difficult for many to understand and engage with. A number of tools and resources were created to break down zoning topics and help Edmontonians better understand zoning's connection to The City Plan, including:

- [Making Space podcast](#): The City's award-winning¹ podcast series that tells the stories of people and communities whose lives have been impacted by how we plan our cities—and how we can make Edmonton more equitable for everyone. (6.5k+ listens)
- [City Building YouTube video series](#): A series of short, animated videos featuring the projects behind The City Plan's vision of helping Edmonton grow to a healthy, urban and climate-resilient city of two million people. (25k+ views)
- [Overview of the New Zoning Bylaw](#): Highlights key sections of the draft Zoning Bylaw and summarizes the proposed new zones
- [Trending Topics](#): Brief overviews of the draft Zoning Bylaw's key changes and most-asked-about topics
- [Small Scale Zone Modelling](#): This document offers a glimpse of what Edmonton's future residential developments could look like in the proposed (RS) Small Scale Residential Zone. You can also find modelling for the [Residential Zones](#) and [Commercial and Mixed Use Zones](#).

Check out these tools (and more) on [Engaged.Edmonton.ca](https://engaged.edmonton.ca).

Did you know... a variety of methods were used to communicate with Edmontonians about the Zoning Bylaw Renewal Initiative?

Throughout the initiative, the City shared updates and engagement opportunities using:

- Newsletters — 27+ newsletters
- Social media posts — 150+ posts
- Website — 27k+ edmonton.ca/zoningbylawrenewal visits
- [Engaged.Edmonton.ca](https://engaged.edmonton.ca) — 40,000+ visitors to zoning bylaw renewal pages
- Media — news releases and interviews
- Stakeholder check-ins — regular presentations, meetings, emails
- Tax notice insert — mailed to ~400,000 property owners
- Public engagement awareness campaigns (8.2 million+ impressions)
- Digital ads (Facebook, Instagram, YouTube, Reddit, Spotify, Google)
- Traditional ads (newspaper, radio, postcards)
- Outdoor digital signage — in LRT stations and Ice District area
- Stakeholder marketing packages — social and newsletter content to share with their communities

¹ 2023 IABC Gold Quill Award of Merit in the Communications Skills - Audio/Visual category

***Did you know...* properties in Edmonton will be rezoned from their current zone to the closest equivalent under the new Zoning Bylaw through a city-wide rezoning process?**

Pending the new Zoning Bylaw's approval at City Council public hearing on October 16, 2023, the citywide rezoning will take effect in January 2024. The process will be informed by a set of [guiding principles](#) and properties should experience little to no loss of development rights. While the new Zoning Bylaw will allow more housing types throughout the city, the city-wide rezoning will **not** result in 'upzoning.' The City defines upzoning as rezoning a site in a way that would substantially increase development rights and which would require additional planning and technical analysis (e.g. aligning with statutory plans, identifying infrastructure needs), as well as different levels of stakeholder and public engagement. Explore the [Know Your Zone Rezoning Map](#) to discover your property's current zone (under Zoning Bylaw 12800) and its future proposed zone under the new Zoning Bylaw. Or, review the generalized list of [proposed zone equivalencies](#).

The city-wide rezoning process will not be upzoning properties in alignment with the future development areas outlined in The City Plan or the draft district plans. If Edmontonians want to change their property's zone following the city-wide rezoning process, they would be required to pursue a [rezoning](#), which would include notifying surrounding landowners and a site-specific public hearing process.

Note: Rezoning existing Direct Control zones is not within the scope of the Zoning Bylaw Renewal Initiative.

***Did you know...* district plans set policy direction for future growth while zoning provides rules for what can be built today?**

[The City Plan](#) sets the vision for Edmonton's growth to a population of two million people. District plans and the new Zoning Bylaw will both play a role in guiding future development to achieve this vision.

Zoning sets regulations (i.e. the rules) for what can be built on a site through the development permit process. This includes what activities and businesses can happen there, as well as controls for its height, location and footprint (among other things). As new homes and businesses are developed to welcome more Edmontonians, the City's Development Planners will ensure that any future proposed development follows these rules. In short, the Zoning Bylaw's proposed changes will help Edmonton start to realize The City's Plan's vision *today*.

[District planning](#) will set the policy direction that guides Edmonton's redevelopment as the city grows to 1.25 million people, which will happen through gradual redevelopment. If the district plans are approved by City Council at the public hearing (tentatively Spring 2024), they will provide direction for *future* development by informing the rezoning process. When an application to rezone a property is made, the City's Development Planner will determine if the proposed development aligns with the relevant district plan (and any other relevant statutory plan) as a part of their analysis and recommendation to City Council on whether or not the rezoning should be approved.

Did you know... the majority of new growth in Edmonton will happen in nodes and corridors?

While all areas of the city will experience growth, the biggest changes will be accommodated within The City Plan's [Nodes and Corridors Network](#) (see Map 3). Nodes and corridors will be densely populated, mixed-use areas that are accessible by a wide range of mobility options, such as walking, rolling, transit and driving.

Together, District Planning and the new Zoning Bylaw will bring the Nodes and Corridors Network to life. District policy will draw from The City Plan to support growth within nodes and corridors for each of the fifteen districts. Using the district plans' strategic direction, the new Zoning Bylaw will offer flexible zones that support growth, density and mixed-use developments to enable the Nodes and Corridors Network.

Did you know... The City of Edmonton was one of the first major municipalities to eliminate "single-detached-only" zones?

"Single-detached-only" zones refer to zones where only one type of building is allowed: a single-detached home. Single-detached homes are free-standing residential buildings that are mostly designed to house only one family. The City is focusing on creating policies and regulations that enable a mix of housing types to accommodate different lifestyles, situations or circumstances for *all* Edmontonians. In 2019, an amendment to the Zoning Bylaw 12800 effectively [removed single-detached-only zoning in Edmonton](#) by allowing Duplex and Semi-detached housing in the (RF1) Single Detached Residential Zone. Since then, additional housing types have been added through more amendments, including Garden Suites, Secondary Suites, Supportive Housing and Lodging Housing. The new draft Zoning Bylaw proposes to offer even more housing types in the new (RS) Small Scale Residential Zone (the closest [equivalent zone](#) to the current RF1 Zone) including Row Housing, Cluster Housing and Small Apartment Housing to continue offering Edmontonians more housing choices.

Did you know...The Zoning Bylaw contains requirements to plant trees on private property and incentives to protect existing private trees?

The City is well on its way to reaching its tree planting and canopy coverage goals. Currently, the City encourages tree planting, retention and conservation on private land through stewardship and incentive programs, as well as through tree planting requirements and incentives regulated through the Zoning Bylaw.

The current Zoning Bylaw includes regulations that indicate existing vegetation should be preserved and protected unless removal is demonstrated to be necessary or desirable to efficiently accommodate proposed development. The draft Zoning Bylaw proposes to carry forward this requirement but proposes to also adjust the tree incentives so that preserving a tree can count towards more of the minimum requirements.

The draft Zoning Bylaw also includes a new regulation for Development Planners to require mitigation measures to protect existing trees and shrubs intended to meet the landscaping requirements, which can include

measures identified in a landscape or tree protection plan or recommendations from an arborist or horticulturalist report.

***Did you know...* the City of Edmonton does not have the ability to rezone areas to allow for cannabis consumption at restaurants, cafes or any other establishments until it becomes legal at the provincial level?**

The Alberta Gaming, Liquor and Cannabis (AGLC) Commission is responsible for establishing regulations around cannabis lounges or consumption in other establishments (see the [Gaming, Liquor and Cannabis Regulation](#)). Currently, on-site consumption of cannabis at retail locations is prohibited. If and when the Province were to change this regulation to permit on-site consumption, the City would have to review provincial regulations and determine the appropriate next steps. For more information, check out the [Cannabis Trending Topic \(page 9\)](#).