

## Rezoning and Text Amendment Files in Transition Guide for Applicants

On October 23, 2023 City Council approved the new Zoning Bylaw (Charter Bylaw 20001) and city-wide rezoning (Charter Bylaw 21001), which will impact all applications to make text amendments or rezone properties. The new Zoning Bylaw and Zoning Map will come into effect on January 1, 2024.

This document highlights the City's approach to navigating the transition from Zoning Bylaw 12800 to Charter Bylaw 20001 - including what it means for in-progress applications made under Zoning Bylaw 12800 and future applications. The City may update this document with additional information. Please contact your assigned file planner(s) to access the most up-to-date version of this document.

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### Why renew Edmonton's Zoning Bylaw?

Edmonton's Zoning Bylaw has gone through its first comprehensive overhaul in over 60 years. This was an opportunity to rethink how, what and why the City regulates zoning and land development. Renewing the Zoning Bylaw provided an opportunity to align city-building tools to ensure all Edmontonians and property owners have the necessary tools to build and experience the city envisioned in The City Plan.

The new Zoning Bylaw:

- + Aligns with strategic policies and directions.
- + Provides regulations that support better development outcomes.
- + Is user-friendly and effective in its regulations and is adaptable over time.



## What does this mean for my current Rezoning and Text Amendment files?

While each file is unique and will be addressed individually by your assigned file planner(s), the following information outlines the general approach to how files will be affected during the transition to the new Zoning Bylaw. Your file planner(s) are available to discuss the specific circumstances related to your files.

### 1. What are the impacts of the new Zoning Bylaw on my applications?

The new Zoning Bylaw includes the following high-level changes that affect planning applications:

- + Introducing zone modifiers for height, FAR and commercial frontage.
- + Introducing two new mixed-use zones: (MUN) Neighbourhood Mixed Use Zone and (MU) Mixed Use Zone.
- + Introducing new standard zones to increase development flexibility and reduce the reliance on Direct Control Zones and Special Area Zones.
- + Replacing (DC1) Direct Development Control Provision and (DC2) Site Specific Development Control Provision site-specific zone types with a single (DC) Direct Control Zone type.
- + City-wide rezoning to the new equivalent zones (see the [new Zoning Map](#)).

View the [new Zoning Bylaw](#) here.

### 2. How will Public Hearings for rezonings be impacted for the rest of 2023?

City Council will continue to consider and make decisions on rezoning applications until the end of 2023, as indicated in the visual timeline provided at the end of this document. Please note the Public Hearing dates scheduled for the last two months of 2023:

- + *November 6, November 20 and December 11:* Rezoning files slated for these Public Hearing dates will include proposed zones under both the current bylaw (Zoning Bylaw 12800) and the new Zoning Bylaw (Charter Bylaw 20001) in the Charter Bylaws, following the [Zone Equivalencies](#). The equivalent zones will be discussed within Administration's planning report to Council, and may be discussed at the Public Hearing on a site-specific basis.

### 3. Are text amendments still allowed for the rest of 2023?

Text amendments are changes to the content of standard zones, overlays, and Special Area Zones. Text amendments are the only type of file with an **effective blackout period** due to the transition between the current bylaw and the proposed new Zoning Bylaw. Now that the new Zoning Bylaw (Charter Bylaw 20001) is approved, further text changes to Bylaw 12800 **cannot** be incorporated. The cut-off date for Council to consider text amendments was July 10, 2023, during the Statutory Land Use Public Hearing. This cut-off does not apply to:

- + Special Area amendments that only update zoning labels on the Appendix 1 map of the Special Area.
- + Updates to other Appendices that are proposed to be retired with the new Zoning Bylaw (e.g. maps associated with the Main Streets Overlay, which has been retired by the new Zoning Bylaw).



Any other proposed text amendments to the new Zoning Bylaw are required to wait until a Public Hearing following the effective date of the new Zoning Bylaw which is January 1, 2024.

#### 4. When can I make an application under the new Zoning Bylaw?

You can start making applications under the new Zoning Bylaw immediately, but the new zones will not be available within the application form until January 1, 2024. In the meantime please apply for the closest [equivalent zone](#) in Zoning Bylaw 12800, and state clearly in the cover letter what the intended zones are under Zoning Bylaw 20001. File planners can provide specific guidance for specific situations.

#### 5. How is my file impacted by the city-wide rezoning (Charter Bylaw 21001)?

To implement the new Zoning Bylaw, all properties located within Edmonton's corporate boundaries were rezoned from existing zones under Zoning Bylaw 12800 (current Zoning Bylaw) to their closest new equivalent zones under Charter Bylaw 20001 (new Zoning Bylaw), except for Direct Control Zones.

To gain insights into how your current zones and rezoning applications transitioned under the new Zoning Bylaw, consult the proposed [Zoning Map](#) and refer to the [Zone Equivalencies](#). You can also view the approved bylaws and accompanying reports [here](#). Reach out to your file planner if you have any questions.

There are a few different circumstances that may apply to your file:

- A. Your property's new zone may meet your development needs, eliminating the need for rezoning.

Example: Both RF1 and RF3 zones transitioned to the (RS) Small Scale Residential Zone under the new Zoning Bylaw.

- + In these circumstances, it is up to you to decide whether to proceed with an application.
- + You can continue with an application and apply for a Development Permit under the current Zoning Bylaw before January 1, 2024, the effective date of the new Zoning Bylaw.

- B. Your property's new zone may not meet your development needs.

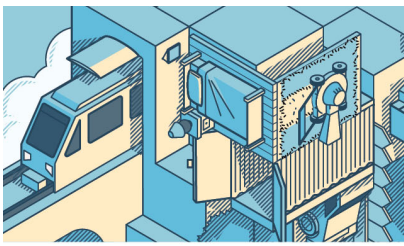
Example: Existing commercial zones transitioned to various new commercial zones, which may or may not align with your project's intent.

- + In these circumstances, consult with your file planner to determine if a different proposed zone would better match an appropriate equivalent under the new Zoning Bylaw.
- + A re-review may be necessary if a file has already been reviewed under a different zone.

- C. A different proposed zone under the new Zoning Bylaw would be better suited to your development needs.

Example: A proposed DC could be accommodated with the MU zone, so it may make sense to update your application to this zone.

- + In these circumstances, discuss with your file planner your preferred course of action.



## 6. Does this affect me if I am proposing a Direct Control zone?

It depends. (DC) Direct Control Zones approved at a Public Hearing before the new Zoning Bylaw comes into effect on January 1, 2024 will generally be “frozen in time.” If a DC does not cover certain regulations included in the new Zoning Bylaw, such as landscaping or bicycle parking requirements, any development under that DC would need to comply with those regulations in the new Zoning Bylaw through a Development Permit application.

If a DC will be brought to Public Hearing after the new Zoning Bylaw is in effect, there are some formatting, terminology and content changes that will need to be incorporated, with the help of your file planner. The [Guide to DCs](#) will also be updated later this year to assist.

## 7. What is a zone modifier, and how should we use them?

Zone modifiers are included as part of the following zones: (RSM) Small-Medium Scale Transition Residential Zone, (RM) Medium Scale Residential Zone, (RL) Large Scale Residential Zone and (MU) Mixed Use Zone. They define the applicability of up to three regulations for a given parcel:

- + **h** provides the maximum height in metres - for example, “h16.0”
- + **f** provides the maximum floor area ratio - for example, “f2.3”
- + **cf** indicates whether the commercial frontage modifier applies ( “cf” is present if yes)

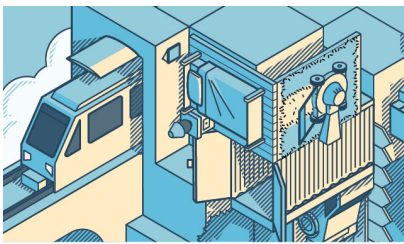
Within the RSM, RM and RL zones, there are defined categories to choose from. For example, the RSM zone can be “RSM h12.0” or “RSM h14.0”. In the MU zone, any modifier value can be proposed by an applicant.

The rezoning application form will be updated once the new Zoning Bylaw is in effect to reflect the introduction of modifiers. In the meantime, if you would like to apply for a rezoning using a zone with modifiers, with an expectation of waiting to go to Public Hearing until 2024, include that information in your cover letter. Your file planner will then work with you on your proposal.

Any proposal to change a modifier requires a rezoning application, review by City staff, and decision by City Council at a Public Hearing. Most applications to rezone between zone modifiers (for example, RSM h12.0 to RSM h14.0) will be categorized as Non-Complex applications with a 90-day target timeline. In some cases, the impacts of large changes between modifiers or the context of a particular site could be classified as Complex. Additional details regarding target timelines and the application process for context modifiers will be available in the coming months.

## 8. How do the new zones align with the land use categories of Area Structure Plans and Neighbourhood Structure Plans?

Typically, the new zones will fall under the same Area Structure Plan (ASP) and Neighbourhood Structure Plan (NSP) categories as current zones. For example, RSL becomes RSF, and both would be categorized as Low Density Residential. Generally, RSM aligns with the Row Housing designation, RM aligns with the Medium Density (Low Rise) and High Density (Medium Rise) designations depending on the modifiers used, and RL aligns with the High Density (High Rise) designation.



The Terms of Reference documents for new neighbourhood plans are currently being evaluated and will be updated in the future to better align with both the new Zoning Bylaw and the District Planning project.

Administration will not be leading amendments to update Statutory Plans after implementing the new Zoning Bylaw. However, in most situations, there will not be a direct misalignment between the intent/guidance of the Statutory Plan and the new Zoning Bylaw.

In some situations, rezoning may no longer be required to facilitate the proposed development as zones are consolidated into one. As a result, a Plan Amendment would not be triggered even if the plan provides outdated direction (for example, labeling Low Density areas as “single/semi-detached” without opportunities for multi-unit housing). At the Development Permit stage, Permitted Development that complies with all applicable development regulations must be approved by the file planner without requiring consultation of the Statutory Plan. However, if a Discretionary Development is proposed, the file planner will consult the applicable Statutory Plan. In most cases, the intent of the plan will align with the equivalent zone under the new Zoning Bylaw.

In rare cases where a Discretionary Development does not align with a specific regulatory direction of a Statutory Plan, a Plan Amendment may be triggered at the Development Permit stage, and next steps can be discussed with Planning Coordination.

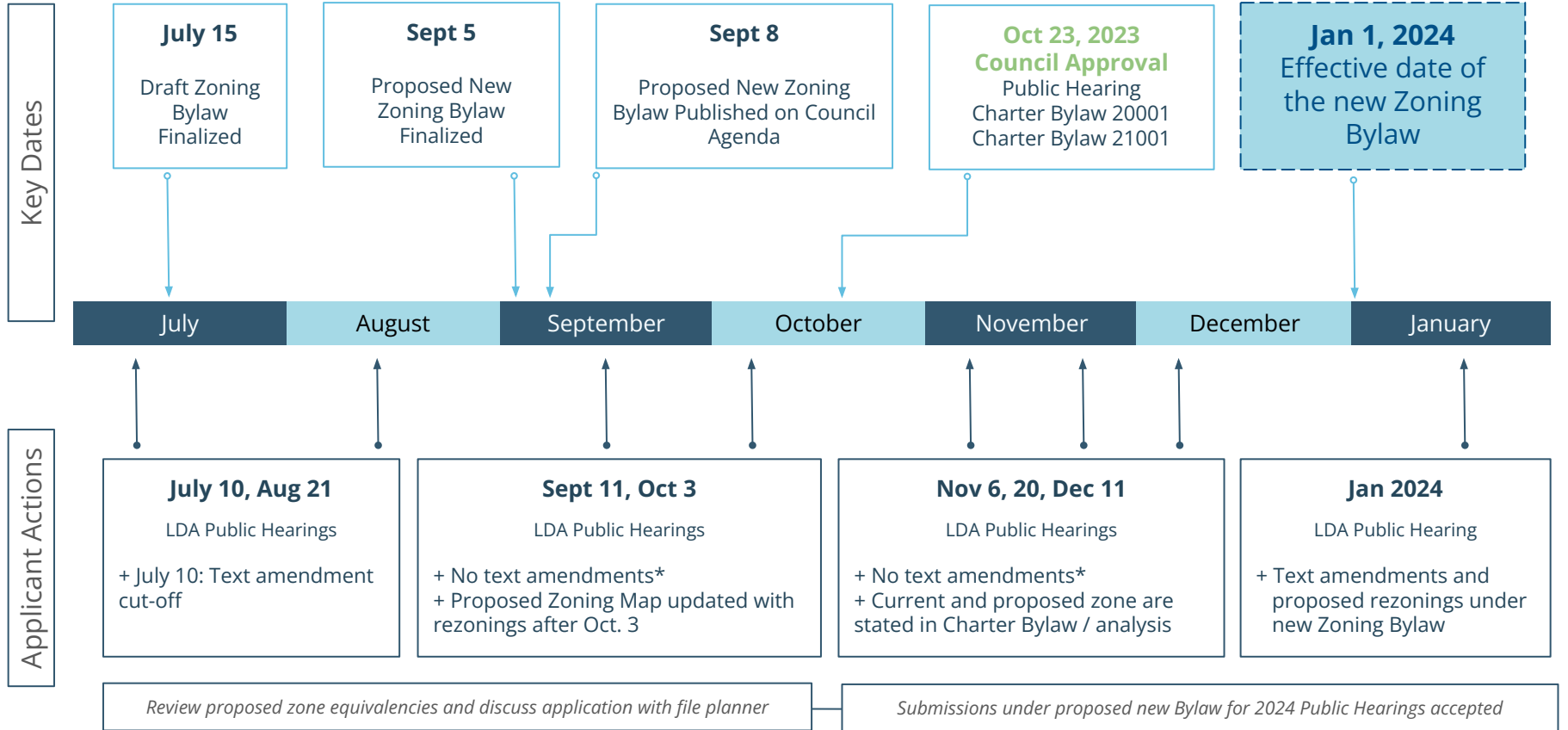
### 9. Where can I view the bylaw and zoning map?

The new Zoning Bylaw (Charter Bylaw 20001), city-wide rezoning (Charter Bylaw 21001) and accompanying reports are available [here](#). The zoning map can be found [here](#).

### Contact Information

- + If you have further questions specific to an active file, please speak with your file planner(s) who will connect with the Zoning Bylaw Renewal team as needed.
- + For other inquiries about files in transition (rezonings, text amendments or development permits) please contact [zoningbylawrenewal@edmonton.ca](mailto:zoningbylawrenewal@edmonton.ca).

# Timeline



\* with the exception of non-boundary zone changes within Special Area appendix maps