



## HOW DOES THE PROPOSED NEW ZONING BYLAW SUPPORT BUSINESSES?

Businesses, entrepreneurs and not-for-profit organizations are vital to the city's economy. They make things happen, provide jobs for Edmontonians and expand our tax base. Economic challenges, including rising interest rates and inflation, can make it hard for businesses to get the funding they need to expand or explore new opportunities. The City has a role in supporting businesses and encouraging innovation, so Edmonton attracts and keeps world-class talent, leading to a more thriving, prosperous city for all.

### Through the new Zoning Bylaw, the City is proposing to:

- + Introduce two mixed use zones to foster urban intensification within neighbourhoods, nodes and corridors. These zones support a mix of residential and non-residential uses in a range of scales and intensities.
- + Combine similar uses into broader use categories and regulate activities according to land use impact.
- + Open opportunities for home based businesses to have a visible street presence and operate out of an accessory building like a garage.
- + Allow more non-residential uses, including limited commercial uses, in small scale residential zones at specific locations. For example:
  - + Allowing certain business types, such as small restaurants, retail stores or offices, to be next to existing commercial sites.
  - + Allowing community service uses such as religious assemblies or child care facilities on certain corner sites within existing non-residential buildings or next to non-residential sites.

### These changes will support:

- + Vibrant, walkable communities that support local employment and business opportunities.
- + New opportunities for home based business owners to provide goods and services to their neighbourhood.
- + Streamlining the development review process by reducing the need for change of use permits and rezonings.
- + More opportunities for new businesses to find locations that meet their needs.
- + Existing businesses taking risks and easily shifting their business models.
- + Greater certainty in the development review process for applicants and the public.
- + Improved access to amenities and services closer to where Edmontonians live.

### To support the change, the City will:

- + Incorporate site and building regulations to better integrate buildings within the public realm.
- + Incorporate regulations to enhance urban design.
- + Provide additional development regulations in each zone for specific uses that may be more impactful or require additional regulation (such as limiting the size of the use) to address potential land use impacts.

*This document was created in preparation for the statutory Land Use Public Hearing on October 16, 2023, where Edmonton's City Council will consider Administration's proposed new Zoning Bylaw (Charter Bylaw 20001) and city-wide rezoning (Charter Bylaw 21001). To learn more, visit [edmonton.ca/ZoningBylawRenewal](https://edmonton.ca/ZoningBylawRenewal).*