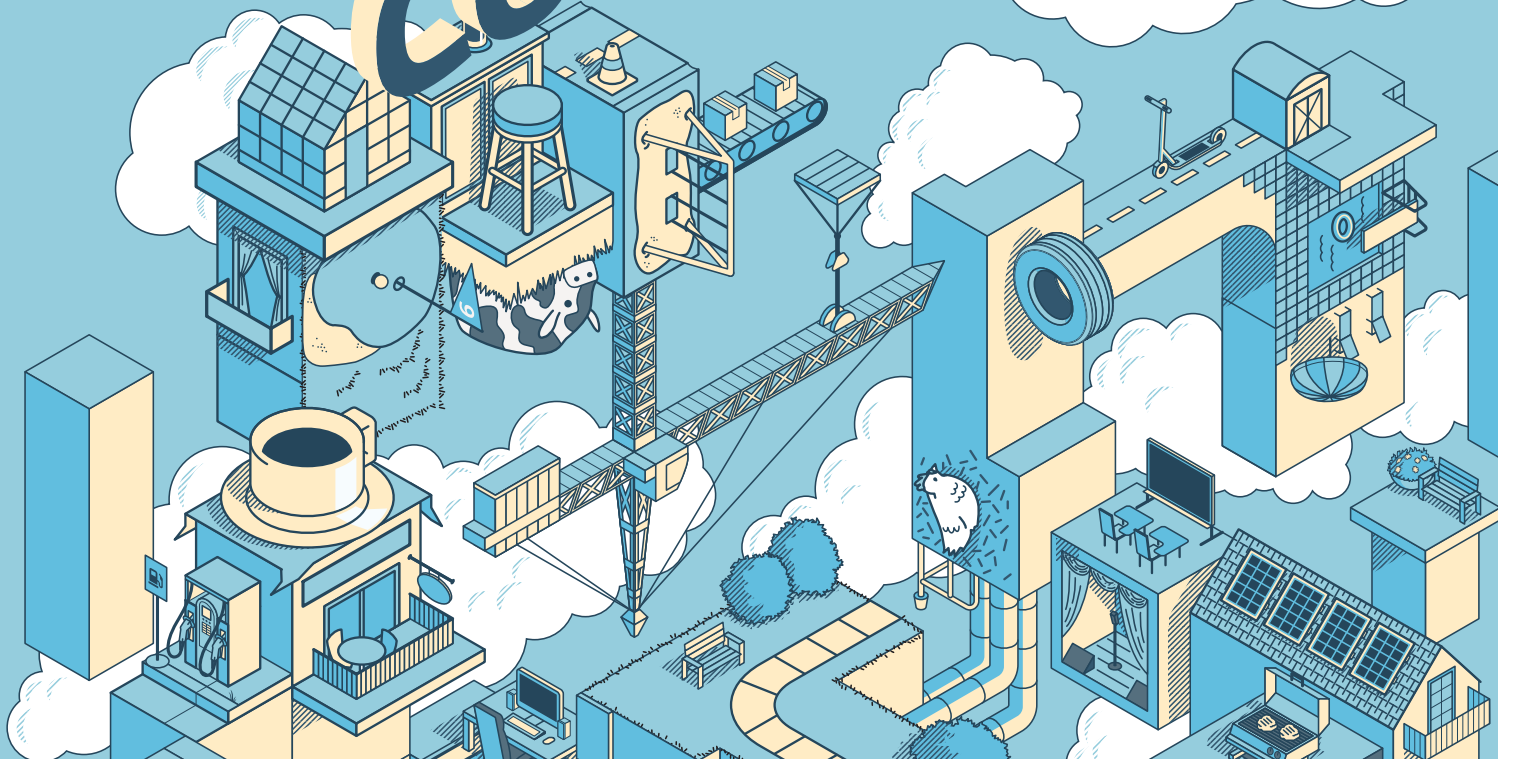




FOSTERING 15-MINUTE COMMUNITIES

Edmonton



A series of Conversation Starters were created in 2022 to support Phase 2 of engagement and may include content that was subject to change as the draft Zoning Bylaw was refined.

The City of Edmonton provides these Conversation Starters for general information and educational purposes only. All persons and companies accessing this resource are advised not to rely on it and to seek their own professional advice for any particular purpose. All persons and companies must refer to Zoning Bylaw 20001 for the most accurate and up-to-date version, which can be found at edmonton.ca/ZoningBylaw. Where information in the Conversation Starter does not align with the text of the Zoning Bylaw 20001, the Zoning Bylaw 20001 prevails. In no event shall the City of Edmonton and its employees, members, agents, contractors, and suppliers be liable for any loss or damages of any kind arising in any way out of any use of the Conversation Starters.

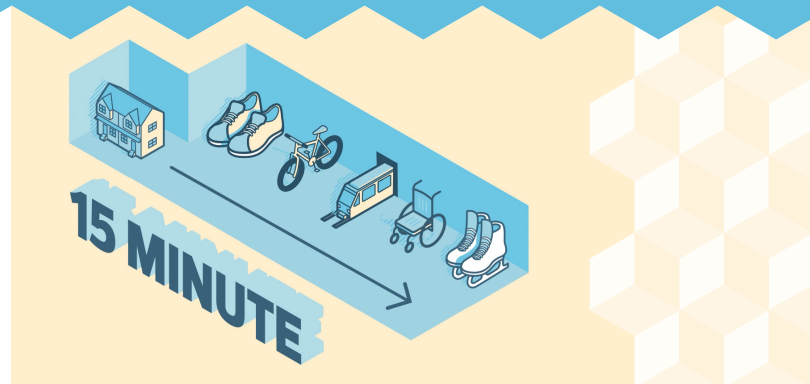
Fostering 15-Minute Communities

The City Plan has introduced the concept of “15-minute communities” – an idea where a city’s residents are able to meet most of their needs within a 15-minute walk, roll or transit trip from their home. It is where people can walk to get groceries, kids can walk or bike to school, families have parks close by to play and people can take transit to work. Together with [District Planning](#), the new Zoning Bylaw is a tool that can be used to start shaping these 15-minute communities.

A NEED TO CHANGE

No city is static. Edmonton, like all cities, is constantly growing and changing to align with the needs and priorities of its residents. Effective change can be planned for and managed as long as we’re paddling in the same direction, toward the same goals. That’s why residents, local businesses, industry, community organizations, institutions and the City itself all contributed to creating The City Plan—Edmonton’s long-term vision for the future.

Implementing The City Plan will take time. Overhauling the way we support and regulate land and development is one of the first steps needed to implement The City Plan, and the Zoning Bylaw is foundational in this. The Zoning Bylaw is the rulebook for building and developing in Edmonton. It sets the rules for where new buildings should go, the types of buildings they can be, and what business and activities can happen on a property.

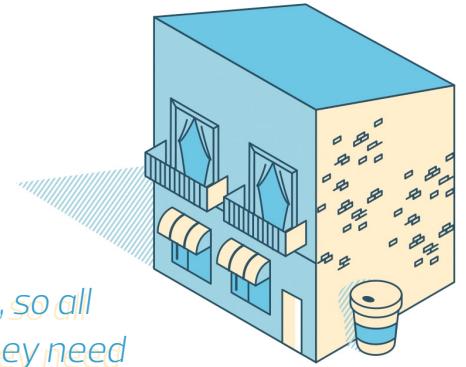


KEY CITY PLAN DIRECTION:

Edmonton’s neighbourhoods and districts will need to be more than just a place where people live. As Edmonton’s population doubles, it is more efficient for everyone to meet as many of their daily needs as possible, locally. This means creating more opportunities for connection and support within neighbourhoods. To make 15-minute communities a reality in Edmonton, the Zoning Bylaw will support more activities and uses closer to where people live. Neighbourhoods will welcome different uses, such as places of worship and daycares; places where people work, such as an office or at home; and commercial uses such as cafes and health clinics, in addition to housing that meets the needs of residents.

PROPOSED ACTIONS

To support the development of 15-minute communities, the new Zoning Bylaw proposes changes founded in The Big City Moves.



COMMUNITY OF COMMUNITIES

*How can zoning promote a **Community of Communities**, so all Edmontonians have access to the goods and services they need regardless of their neighbourhood?*

SUPPORTING A MIX OF USES IN OUR NEIGHBOURHOODS

The current Zoning Bylaw heavily limits where non-residential uses, such as commercial and community uses, can occur in neighbourhoods. The new Zoning Bylaw intends to support the evolution of Edmonton's neighbourhoods into becoming 15-minute communities.

Interested in learning more about how the new Zoning Bylaw can support greater density and a mix of uses within Edmonton's nodes and corridors?

Check out the [Enabling Growth in Nodes and Corridors Conversation Starter](#).

Through the new Zoning Bylaw, we are proposing to:

- + Introduce two new neighbourhood commercial zones: the proposed Neighbourhood Mixed Use Zone (MUN) and Neighbourhood Commercial Zone (CN). These new zones will help foster the local nodes envisioned by district plans, helping bring services and amenities closer to residents. These zones will generally replace the current neighbourhood commercial zone and may be expanded in neighbourhoods in alignment with district plans.

- + Enable a greater diversity of non-residential uses in small scale residential zones, including limited commercial uses, by allowing them to occur at specific locations that would support the growth of local nodes. For example:
 - + Allowing certain business types such as a small restaurant, retail store or office next to existing non-residential sites.
 - + Allowing community service uses such as religious assemblies or child care facilities in a number of locations in residential zones, including certain corner sites, in existing non-residential buildings or next to non-residential sites.
 - + Limiting the size of these establishments and including regulations that would reduce nuisance potential.
- + Expand home based business opportunities for entrepreneurs by allowing a limited portion of their property to be converted to an outward-facing operation.
- + Introduce a new Mixed Use Zone (MU) to support the development of larger nodes and corridors within a district.

These proposed changes are intended to:

- + Ensure Edmontonians have access to amenities and services to meet their daily needs closer to where they live.
- + Create vibrant communities that support local employment and business opportunities.

SUPPORTING HOME BASED BUSINESSES

In addition to enabling non-residential uses in residential neighbourhoods, the new Zoning Bylaw proposes opening up opportunities for Edmontonians to live and conduct business within the comforts of their home. **Through the New Zoning Bylaw, we are proposing to:**

- + Allow up to 50% of a dwelling or part of an accessory building like a garage to operate as a home based business.
- + Allow home based businesses to have a visible presence from outside the home (e.g., signage that is integrated and visually consistent with the dwelling).
- + Enable business activity to occur outside the home where there are minimal impacts to neighbours.

These proposed changes are intended to:

- + Create new opportunities for home based business owners to provide goods and services to their neighbourhood.
- + Enable low-impact non-residential development while maintaining the "look and feel" of residential neighbourhoods.

BE A PART OF THE CONVERSATION

- + Review and share comments on the draft Zoning Bylaw and Overview of the New Zoning Bylaw on [Engaged Edmonton](#)
- + Visit engaged.edmonton.ca/zoningbylawrenewal to explore other opportunities to get involved, including upcoming workshops
- + Visit edmonton.ca/zoningbylawrenewal to learn more about the Zoning Bylaw Renewal Initiative
- + Subscribe to our [newsletter](#)
- + Contact us at zoningbylawrenewal@edmonton.ca