

Zoning Bylaw 2020 Work Plan

Recommendation

That the February 11, 2020, Urban Form and Corporate Strategic Development report CR_7696, be received for information.

Executive Summary

In 2019, Administration undertook a range of initiatives and projects to begin the Zoning Bylaw Renewal project, which will help with implementing The City Plan. In 2019 the Administration completed:

- 10 Zoning Bylaw amendments
- 11 reports to Urban Planning Committee and Executive Committee

The 2019 work program was driven by Council motion and policy updates to development regulations in alignment with the 2018 Infill Roadmap. The Zoning Bylaw Renewal project started in early 2019. A summary of completed work is included in Attachment 1 - Summary of 2019 Achievements.

The 2020 Work Plan, provided as Attachment 2, sets out the list of scheduled reports, work to support the Zoning Bylaw Renewal project and other projects that Administration will advance in 2020. The 2020 Work Plan schedule is provided in Attachment 3 - 2020 Work Plan Gantt Chart.

Report

The Zoning Bylaw Renewal project is a comprehensive review of the Zoning Bylaw to simplify and streamline the regulations. While Council or Committee may direct Administration to complete specific additional Zoning Bylaw amendments as part of the project, Administration will have reduced capacity to handle new additions to the zoning bylaw without potentially impacting budget and timelines for the project.

Administration intends to bring zoning bylaw renewal update reports to Urban Planning Committee in Q2 and Q4, respectively. In the meantime, Administration is preparing a series of discussion papers to incorporate engagement findings to date and inform the creation of a new Zoning Bylaw. Public and stakeholder engagement will continue through 2020, and details regarding next steps will be available as part of the next Zoning Bylaw Renewal project report.

Next Steps for the (RF6) Medium Density Multiple Family Zone

On August 26, 2019, report CR_7387, Charter Bylaw 18967, presented City Council with proposed changes to the Zoning Bylaw to enable more missing middle housing. As a part of this work and reporting, Administration proposed rezoning RF6 (Medium Density Multiple Family Zone) sites and retire the zone from the Zoning Bylaw as it was deemed to be no longer essential given the changes. This work was planned to be initiated in fall of 2019.

After further consideration of the impacts to property owners and industry, Administration will no longer proceed to rezone sites zoned RF6. The RF6 Zone will remain in the Zoning Bylaw until the Zoning Bylaw Renewal project concludes to reduce confusion and cost duplication.

Should property owners of sites zoned RF6 wish to take advantage of the changes to 'missing middle' housing, a land development application for rezoning to the (RF5) Row Housing Zone, (RA7) Low Rise Apartment Zone, or (RA8) Medium Rise Apartment Zone can be applied for Council's consideration through a public hearing, as appropriate.

Next Steps for Permanent Supportive Housing

On July 15, 2019, City Council approved Zoning Bylaw amendments to reduce barriers to building collective and permanent supportive housing. Administration proposed a Phase 2 for this work in the July 9, 2019, Urban Planning Committee Report CR_6103, Zoning of Affordable and Supportive Housing. The purpose of Phase 2 is to create a new Use category that applies similarly to all supportive housing developments (e.g. seniors, group homes, limited group homes, extended medical care facilities). This approach would treat all forms of supportive housing in a similar manner to other uses, based on land use impacts and the development's characteristics. This work is intended to enable permanent supportive housing, seniors housing and other forms of assisted and collective care housing across Edmonton, in alignment with the City's Affordable Housing Investment Plan 2019-2022 and City Policy C601 Affordable Housing Investment Guidelines.

This work will be completed in tandem with existing permanent supportive housing work and in consultation with existing stakeholder working groups in the housing sector. Work will be initiated in Q1 2020, with proposed bylaw amendments to come forward in late 2020.

Next Steps for Open Option Parking Implementation

The January 28, 2020, report CR_7229, Open Option Parking Implementation, presented three implementation scenarios for consideration, each of which had different implications for meeting city building goals. The outcome of this Urban Planning Committee meeting is to proceed to the June 23, 2020, City Council Public Hearing with Zoning Bylaw amendments for Scenario One: Full Implementation of Open Option Parking

Potential Additions to Work Plan

The February 25, 2020, Urban Planning Committee report CR_7579, Short Term Rentals, and the February 26, 2020, Community and Public Services Committee report CR_6506, Future Cannabis Lounge Regulations, could impact work in 2020 depending on the outcomes of each Committee meeting.

Public Engagement

This report was shared with key stakeholders for information, including the Edmonton Federation of Community Leagues, Infill Development Edmonton Association, Canadian Home Builders’ Association - Edmonton Region, Urban Development Institute - Edmonton Region, and the Commercial Real Estate Development Association (NAIOP) Edmonton chapter.

Corporate Outcomes and Performance Management

Corporate Outcome(s): Edmonton is attractive and compact			
Outcome(s)	Measure(s)	Result(s)	Target(s)
City achieves residential densification	Percentage of new residential units city wide that are in mature areas	27 percent (2018)	25 percent
Communities are well-designed	Edmontonians Assessment: Well-Designed, Attractive City (percentage of survey respondents that agree or strongly agree)	53 percent (2017)	55 percent (2018)

Corporate Outcome(s): Edmonton has a globally competitive and entrepreneurial business climate			
Outcome(s)	Measure(s)	Result(s)	Target(s)
Greater certainty in the development permit application process	Annual count of the percentage of variances - contained in Development Services Annual Variance Report <ul style="list-style-type: none"> ● Single Detached Housing ● Semi-detached Housing ● Garden Suite ● Multi-family Residential Projects ● House Additions ● Accessory Buildings ● Uncovered Decks ● Residential Sales Centres ● Major Commercial and Industrial Projects 	823 of 7,938 = 10 percent (2017) 651 of 7,942 = 8 percent (2018)	A decrease in the number of variances per development permit application

Attachments

1. Summary of 2019 Achievements
2. 2020 Work Plan
3. 2020 Work Plan Gantt Chart

Others Reviewing this Report

- S. Padbury, Acting Deputy City Manager, Financial and Corporate Services
- J. Meliefste, Acting Deputy City Manager, Integrated Infrastructure Services
- B. Andriachuk, City Solicitor
- C. Owen, Deputy City Manager, Communications and Engagement

Summary of 2019 Achievements

Administration completed a total of 21 reports in 2019, which includes 10 approved Zoning Bylaw amendments and 11 reports to Urban Planning Committee and Executive Committee.

Bylaw Amendments Approved in 2019

	Public Hearing Meeting Date	Charter Bylaw Number	Project
1	February 25	18720	Cannabis Legalization Follow Up Amendments
2	February 25	18662	(RLD) Residential Low Density Zone
3	February 25	18718	Zoning Bylaw Amendment - Garden Suites
4	March 11	18673	Zoning for Leduc Annexation Area
5	May 13	18837	Amendments to the Overlay Created by Bylaw 18171 (Main Streets Overlay)
6	June 17	18882	Text Amendment to Zoning Bylaw 12800 to streamline regulations for Liquor Stores, update the design and on-street parking requirements
7	July 15	18941	Text Amendment to Zoning Bylaw 12800 to reduce barriers to Collective and Permanent Supportive Housing
8	August 26	18967	Medium Scale Multi-Unit Housing (Missing Middle) Review
9	September 23	19013	One Year Review of the Update to RA9 High Rise Apartment Zone
10	December 9	19087	Text Amendments for Tiny Homes on Foundations

Committee Reports Completed in 2019

	Urban Planning Committee Meeting Date	Council Report Number	Project
1	January 29	6478	Amendments to the Overlay Created by Bylaw 18171 Main Streets Overlay Update and Discussion - Consultation with 109 Street Community Leagues and Review of the Regulations' Effectiveness
2	February 12	6509	Zoning Bylaw Text Amendments: 2019 Work Plan
3	March 5	6497	Major and Minor Alcohol Sales in the Downtown Core - Exemptions to Separation Distance Requirements
4	March 5	6498	Implications of Alcohol Sales on Sensitive Uses and Entertainment Districts and Information on Appeals and Regulations
5	April 9	6664	Zoning Bylaw Renewal UPC Report #1 - Principles and Approach
6	June 11	6991	Analysis of Development Permit Variances - 2018 Annual Report
7	May 7	6707	Comprehensive Review of Parking Regulations in Zoning Bylaw 12800
8	June 25	6954	Update to the (RA9) High Rise Apartment Zone - One Year Review
9	July 9	6103	Zoning of Affordable and Supportive Housing
10	July 9	6225	Zoning Bylaw 12800 Amendments - Analysis, Implications and Options - Missing Middle Zoning Review
11	September 3	6599	Analysis of Tiny Homes

Key Engagement and Communication Activities

- Public workshops
 - Medium Scale Multi-Unit Housing (Missing Middle) Review (January and April)
- Public engagement activities for Phase 2 (Foundations for the Future) of the Zoning Bylaw Renewal.
 - Key highlights from the engagement programme include eight facilitated workshops with key stakeholder groups and the general public, as well as seven pop-up engagement events.
- Public engagement activities and communications for the Comprehensive Parking Review, including a survey to collect feedback on proposed options for regulating parking, which generated responses from over 4,100 Edmontonians.
- Stakeholder engagement and communication for various other reports.
- Project webpages (edmonton.ca/zoningtextamendments):
 - Changes to Liquor Store Regulations
 - Comprehensive Parking Review
 - Medium Scale Multi-Unit Housing (Missing Middle) Review
 - RA9 - One Year Review
 - Tiny Homes Zoning Review
 - Main Streets Overlay - One Year Review

2020 Work Plan

#	Project	Anticipated Timelines	Motion/Rationale for Work Item
Zoning Bylaw Renewal Project - 2020 Overview			
1	Zoning Bylaw Renewal UPC Report #2 - Structure and What We Heard	Q2 2020 Urban Planning Committee	Administration initiated - Summarizing the results of 2019 public engagement (with The City Plan) and how that will be translated into the Zoning Bylaw framework. Providing an overview of the proposed structure of the bylaw, including an outline of proposed sections and zones. The report will also include an update to project goals, objectives, milestones and timelines.
2	Zoning Bylaw Renewal Discussion Papers	To be posted on project webpage when completed	Development of discussion papers to highlight the approaches that the new Zoning Bylaw will take for the creation of new zones and regulations.
3	Zoning Bylaw Renewal UPC Report #3 - Framework for a New Zoning Bylaw	Q4 2020 Urban Planning Committee	Administration initiated - Previewing the general direction proposed for new zones and regulations, and providing information on how the new Zoning Bylaw will address major issues.
4	Internal and External Stakeholder Engagement	Throughout Zoning Bylaw Renewal Project	Collect public and stakeholder feedback on Zoning Bylaw Renewal discussion papers and proposed approach to new zones. Public engagement events/processes related to creation of Preliminary Draft Zoning Bylaw.
Other Projects			
5	Options for Cash-in-Lieu of Parking	January 28, 2020 Urban Planning Committee	Motion - At the May 7, 2019 Urban Planning Committee meeting, the following motion was passed: That Administration prepare a report that explores high level policy options for: developer payments in lieu of

7	Zoning Bylaw Text Amendments 2020 Work Plan	February 11, 2020 Urban Planning Committee	Administration initiated - To set out anticipated projects for 2020.
8	Short Term Rentals - Potential Bylaw Amendments	February 25, 2020 Urban Planning Committee	<p>Motion - At the August 27, 2019, City Council meeting, the following motion was passed:</p> <p>That Administration explore potential bylaw changes to manage concerns regarding short term rentals, including:</p> <ul style="list-style-type: none"> ● a development permit process for “entire rental” properties; ● increased property tax rates, fees, or levies in lieu for “entire rental” properties; ● measures to hold online rental platforms accountable to complaints raised about hosts; ● the potential for an additional fee to be directed to support affordable housing and tourism; ● complaint thresholds that would result in license suspension and/or removal <p>and report back to Urban Planning Committee.</p> <p>The Zoning Bylaw team will provide support to this project and provide any relevant regulatory recommendations.</p>
9	Future Cannabis Lounge Regulations	February 26, 2020 Community and Public Services Committee	<p>Motion - At the November 6, 2019, City Council meeting, the following motion was passed:</p> <p>That, as part of the Citizen Services report CR_6506 - Future Cannabis Lounge Regulations currently scheduled for the February 26, 2020, Community and Public Services Committee meeting, that Administration include the following:</p> <ul style="list-style-type: none"> ● A cross jurisdictional scan of cannabis lounge regulations ● Economic benefits of cannabis lounges ● Recommendations for regulation of cannabis lounges

			<p>in Edmonton</p> <p>The Zoning Bylaw team will provide support to this project and provide any relevant regulatory recommendations.</p>
10	Wind Study Analysis	June 2020 Urban Planning Committee	<p>Motion - At the October 15, 2019, Urban Planning Committee meeting, the following motion was passed:</p> <p>Wind Studies Terms of Reference. That Administration provide a report on terms of reference for wind studies, including testing and comfort criteria.</p> <p>The Zoning Bylaw team will provide support to this project and propose the necessary text amendments.</p>
11	Analysis of Development Permit Variances - 2019 Annual Report	June 2020 Urban Planning Committee	<p>Motion - At the June 10, 2013, Executive Committee meeting, the following motion was passed:</p> <p>That Administration prepare an annual report on planning approvals that will include an analysis of development permit variances.</p>
12	Permanent Supportive Housing - Phase 2	Q3 2020 Urban Planning Committee	<p>Administration initiated - Action 4 of the Infill Roadmap tasked Administration to re-examine the rationale for distinguishing and restricting collective housing options, and update regulations as needed.</p>
13	Omnibus 2020	Q3 2020 Public Hearing	<p>Administration initiated - Annual clean-up of the Zoning Bylaw consisting of housekeeping changes and corrections of minor errors and typographical omissions.</p>

2020 Work Plan Gantt Chart

ZONING BYLAW TEAM | 2020 WORKPLAN

