

An isometric illustration of a neighborhood redevelopment project. The scene is composed of various blue and yellow 3D blocks representing buildings, infrastructure, and community elements. At the top left, a train travels on a bridge. In the center, there's a house with a tree, a shop with a bicycle, and a building with a person working. Below the main title, a construction crane is shown lifting a structure. To the right, there's a building with a large wheel and a bench. The bottom left features a building with a large cup on top and a charging station. The entire scene is set against a light blue background with white clouds.

# GUIDING NEIGHBOURHOOD REDEVELOPMENT

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](https://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.*

# Guiding Neighbourhood Redevelopment

Ensuring Edmonton's neighbourhoods continue to be desirable places to live across many generations depends on how we plan and prepare them for change. Through the Zoning Bylaw Renewal Initiative, we are reimagining how to welcome new development in our existing neighbourhoods.

## 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, towards 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:** The City Plan calls for future population growth to be contained within current city boundaries. This means our existing neighbourhoods will need to accommodate 50% of Edmonton's new homes. While most density will occur within nodes and corridors, residential neighbourhoods will welcome more people at all stages of life through incremental infill and gentle density.

***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.*

# PROPOSED ACTIONS

To realize The City Plan's vision for change in redeveloping neighbourhoods, the new Zoning Bylaw proposes changes founded in The Big City Moves.

## INCLUSIVE AND COMPASSIONATE

*What do **Inclusive and Compassionate** zoning regulations look like and how can we create options for a more equitable future?*

### **MORE HOUSING EVERYWHERE**

Neighbourhoods are the places we live, where we spend time with friends, where parents watch their kids grow up and play, and where we socialize with our neighbours.

The current Zoning Bylaw has been identified as a barrier to providing a range of housing options that meet the diverse needs of Edmontonians. Currently, there are about 10 distinct residential uses (housing types) within the current Zoning Bylaw and these uses are separated from one another in 16 different residential zones.

As Edmonton plans to grow to a population of two million, it is important that everyone has a place to call home. **Through the new Zoning Bylaw, we are proposing to:**

- + Enable a greater variety of small scale residential development by combining different housing types into a single Residential use
- + Reduce the number of residential zones by combining similar zones together. For example, the proposed Small Scale Residential (RS) Zone is intended to replace 5 similar residential zones in whole or in part

With a single Residential use, zones will no longer control the exact number or type of dwellings allowed on a specific property. This will allow for other types of living arrangements, such as supportive housing and lodging houses, as well

as other housing forms like multi-unit housing, to occur in any neighbourhood where needed.

Rules such as setbacks, site coverage, minimum site area and height maximums will create practical limitations on how many dwellings could be built on a property. This approach creates the "box" that the building must fit within, while providing flexibility for how the dwellings inside the box can be arranged.

With these changes, neighbourhoods can expect to see a range of different housing forms, some of which may be new to neighbourhoods. These include:

- + Multi-unit housing forms such as row housing and small apartments
- + Cluster housing arrangements such as houses arranged around a central courtyard
- + Backyard Housing (formerly known as Garden Suites)

### **These proposed changes are intended to:**

- + Enable diverse and affordable housing options for all Edmontonians across all neighbourhoods
- + Support greater equity and reduce the possibility of exclusion
- + Enable incremental infill in Edmonton's redeveloping areas
- + Simplify the Zoning Bylaw and reduce the number of required rezonings

## REBUILDABLE CITY

*What outcomes will we need to prioritize in the Zoning Bylaw to ensure Edmonton is a **Rebuildable City**, capable of adapting to change and disruptions while ensuring all Edmontonians have access to new opportunities?*

### RETIRING THE MATURE NEIGHBOURHOOD OVERLAY

The Mature Neighbourhood Overlay (MNO) was comprehensively overhauled in 2017 to help foster redevelopment in Edmonton's mature neighbourhoods while ensuring new development responds to existing development contexts.

**The new Zoning Bylaw proposes to retire the MNO and incorporate certain MNO regulations into the new residential zones.** This includes the removal or updating of specific regulations that are ineffective, restrict development or add complexity and do not align with the goals of the new Zoning Bylaw and policy directions of The City Plan. One example is removing the requirement for the front facade of each dwelling of a semi-detached house to be offset 0.6 m from each other.

Rather than focusing specific development regulations on a limited geographical area of the city, this approach will ensure new development remains sensitive to existing development city-wide, where new residential zones are applied.

**Want to learn more?** For a full list of regulations retired from the MNO and regulations added to the new residential zones, check out our [Rationale for Retiring the Mature Neighbourhood Overlay](#).

**Did you know Garden Suites is now called Backyard Housing?** Backyard Housing is a building containing one or more dwellings that is located wholly within the rear yard of a Residential Site.

Backyard Housing is proposed to no longer be required to be accessory to a primary dwelling. This enables new ownership options through condominiumization. The potential for Backyard Housing to be attached at the side is also proposed with limitation on the size of the development.

## FOCUSING ON FORM

Residential neighborhoods need to change to welcome one million more residents to Edmonton. For Edmonton to grow sustainably, properties in the city's older neighbourhoods will redevelop to include a greater variety of housing types—from secondary suites and backyard housing to row and multi-unit housing.

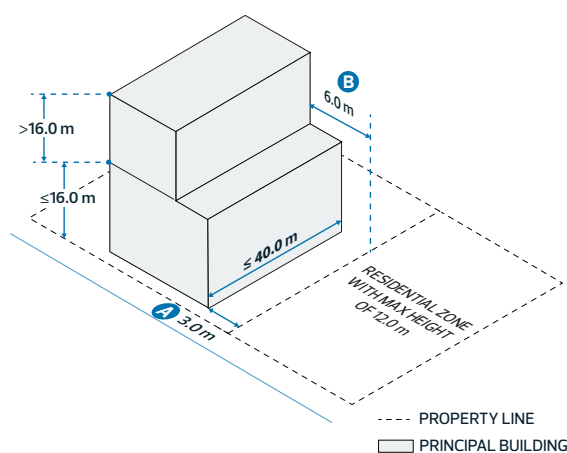
To accommodate 50% of future growth through redevelopment, the new Zoning Bylaw proposes more flexibility in the type of residential building allowed on any given site. Regulating the form of new development with design requirements will influence how people experience their neighbourhood by making new development more cohesive with its surroundings. **Through the new Zoning Bylaw, we are proposing to:**

- + Regulate the physical size and location of buildings, while allowing for flexibility in how dwellings may be arranged within a building or on a site
- + Allow for up to 3-storeys in height for development in small scale residential zones

- + Enable more flexibility where housing is located, such as cluster housing, through more standardized and reduced front and rear setbacks
- + Introduce facade length regulations to reduce massing impact
- + Introduce contextual setbacks and stepback requirements for taller buildings which share a property line with smaller scale development

### These proposed changes are intended to:

- + Ensure new development is compatible with existing development while meeting The City Plan's growth objectives
- + Improve transitions between buildings to mitigate impacts between different scales of development and neighbouring zones
- + Support new and innovative housing forms



**What is the difference between a setback versus a stepback?** A setback (A) is how far back the building is located from the property line at the ground level. A stepback (B) is the a portion of a building that is pushed back above a certain height.

Check out the [Glossary of Terms](#) for more zoning terms and concepts.

## INTRODUCING BUILDING FACADE DESIGN REGULATIONS

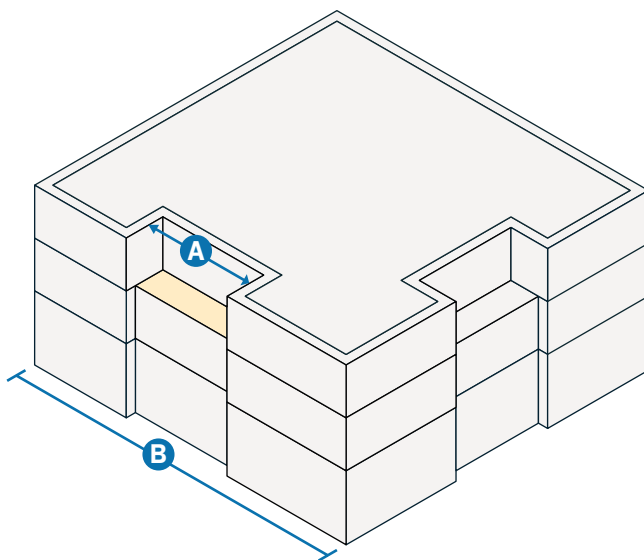
In addition to regulating building form and transitions, Building Facade Design Regulations are proposed to be added as a new section of the Zoning Bylaw. These regulations will help add visual interest to buildings and promote higher design standards.

The current Zoning Bylaw does not have a specific section dedicated to the design of buildings. A number of regulations within individual zones, as well as Special Area regulations or Overlays, within the existing bylaw contain some design regulations, but a majority of them are subjective and open to interpretation. **Through the New Zoning Bylaw, we are proposing to:**

- + Reduce the real and perceived massing of buildings
- + Break up the appearance of large, uninterrupted building facades
- + Ensure buildings engage and integrate with the public realm

### These proposed changes are intended to:

- + Provide clear direction on how new development may incorporate various building design techniques
- + Encourage high quality built form and building design
- + Ensure new development is compatible with its surroundings without dictating a particular design or architectural style



*In the example, sections of the building wall (A) are pushed down to reduce the real or perceived massing of the entire building wall (B).*

## GREENER AS WE GROW

*How will zoning support **Greener as We Grow**, so that new development contributes to the protection and enhancement of Edmonton's natural systems for present and future generations?*

### LEANING INTO LANDSCAPING

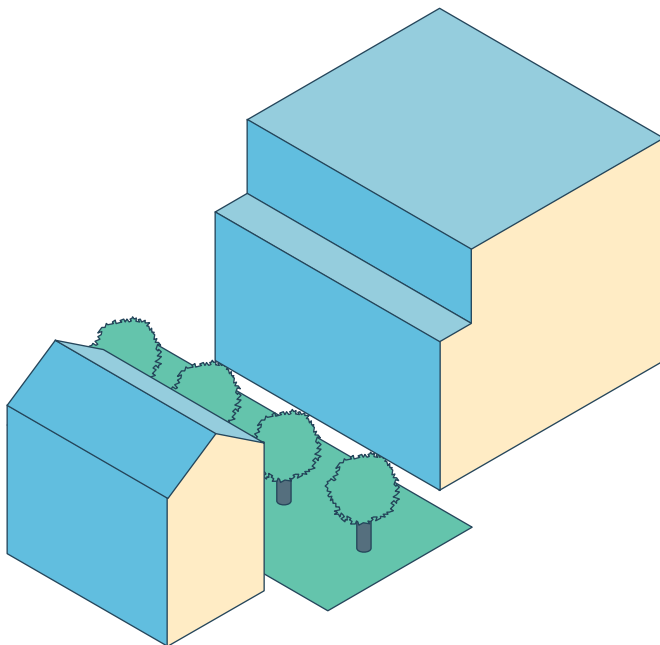
Trees and vegetation not only benefit Edmonton's ecosystems but also influences how people experience their neighbourhoods.

The new Zoning Bylaw proposed to introduce more incentives to preserve existing trees and vegetation, particularly mature trees. **Through the new Zoning Bylaw, we are proposing:**

- + Increase requirements for trees, shrubs, or other landscaping for some new larger scaled developments
- + Introduce regulations to enhance landscaped buffers along property lines for some larger scaled developments

### These proposed changes will:

- + Ensure adequate landscaping is provided for new development
- + Enhance development flexibility where landscaping is used as a buffer between buildings

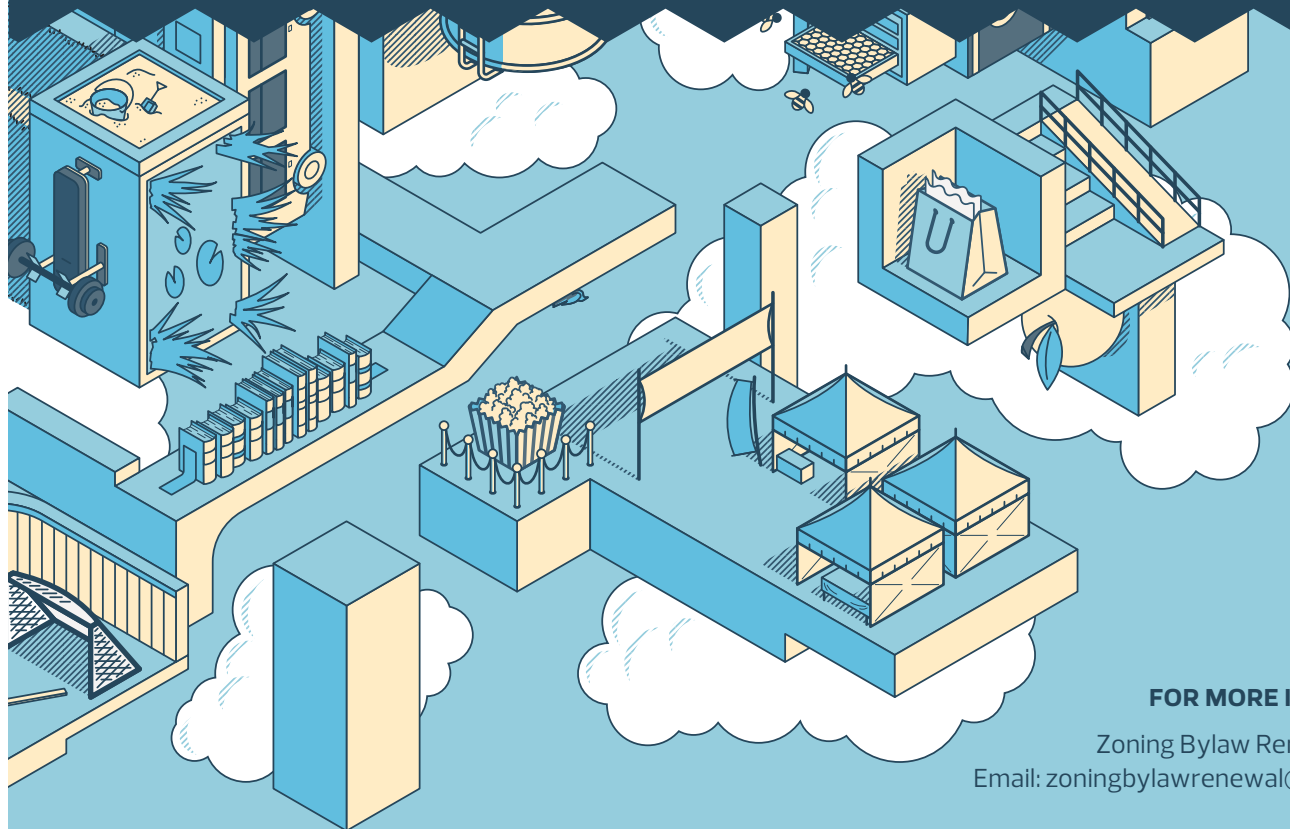


*Strategic use of landscaping can create a buffer between buildings with different heights and massing. In the example, trees help ease the transition between buildings of two different scales.*



## 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](https://engaged.edmonton.ca/zoningbylawrenewal) to explore other opportunities to get involved, including upcoming workshops
- + Visit [edmonton.ca/zoningbylawrenewal](https://edmonton.ca/zoningbylawrenewal) to learn more about the Zoning Bylaw Renewal Initiative
- + Subscribe to our [newsletter](#)
- + Contact us at [zoningbylawrenewal@edmonton.ca](mailto:zoningbylawrenewal@edmonton.ca)



### FOR MORE INFORMATION

Zoning Bylaw Renewal Initiative  
Email: [zoningbylawrenewal@edmonton.ca](mailto:zoningbylawrenewal@edmonton.ca)

Please visit [edmonton.ca/zoningbylawrenewal](https://edmonton.ca/zoningbylawrenewal)