



SUPPORTING DEVELOPMENT IN EDMONTON

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.

Supporting Development in Edmonton

The new Zoning Bylaw will create a modern regulatory environment that focuses on simplifying and streamlining requirements. This renewed focus will support more efficient service delivery by removing unnecessary barriers for those who want to invest in Edmonton.

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: The City Plan positions Edmonton as an economic hub and innovation centre, attracting investments and entrepreneurs from around the country. Creating clear and efficient zoning regulations and streamlining our development processes will have a direct impact on Edmonton's competitive advantage. The new Zoning Bylaw must balance reducing barriers to development with achieving safe and strategic building outcomes, ensuring Edmonton is an attractive place to invest and build a home.



PROPOSED ACTIONS

To create a strategic, streamlined and simplified regulatory framework, the new Zoning Bylaw proposes changes founded in The Big City Moves.

CATALYZING AND CONVERGING

*How can the Zoning Bylaw support **Catalyzing and Converging**, resulting in a creative, innovative and collaborative city for all people and businesses to prosper?*

REDUCING RED TAPE

The Zoning Bylaw is complex. It outlines where buildings and associated activities can go, and establishes various development processes and City services, including reviewing and approving Development Permit applications, rezonings and subdivisions.

The quality of the Zoning Bylaw, associated workflows and the supporting technology impacts the efficiency of land development applications, development permits and inspection services. Unclear and outdated regulations and zones slow down review and inspection times, and create uncertainty and inconsistency in decision making, which can lead to delays in the development process. Dated regulations also enable inequitable outcomes, creating barriers for some and perpetuating systems that are costly to administer.

The new Zoning Bylaw is an opportunity to reassess these processes and work to reduce the abundance of regulatory steps and hurdles that have been created through the hundreds of bylaw amendments that have occurred throughout the years. The update of the Zoning Bylaw is intended to not only make development happen in a more efficient manner, but also to streamline the City's development processes and make living, doing business and playing in Edmonton easier.

Through the new Zoning Bylaw, we are proposing to:

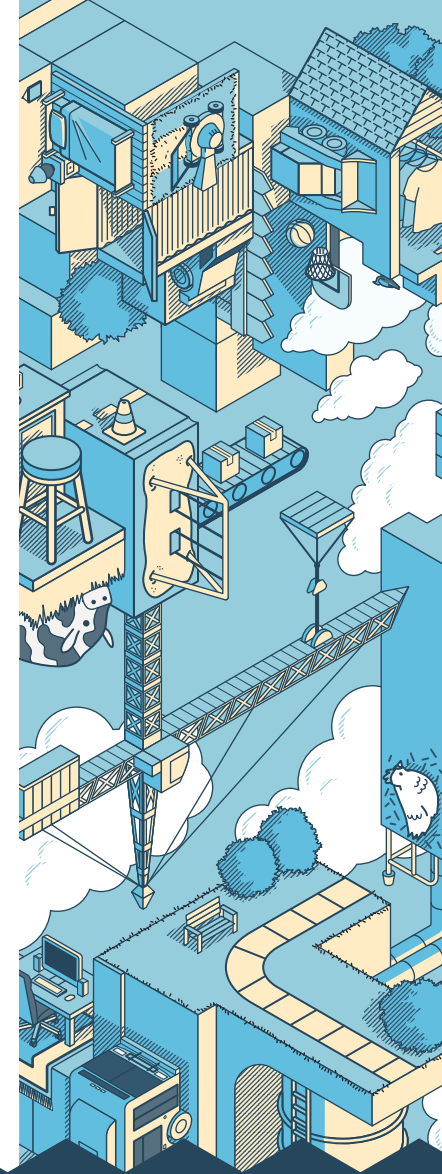
- + Reduce the number of standard zones by 50%, from 46 to 23
- + Reduce the number of uses by nearly 60%, from 125 to 51
- + Reduce the overall number of regulations
- + Implement the use of plain language where possible
- + Include diagrams, illustrations and tables
- + Automate simple, low risk development permits
- + Provide new technology tools to support an enhanced user experience, including:
 - + A new online platform that will host the new Zoning Bylaw (website)
 - + A new interactive map to find zoning and development application information online

Want to learn more about the new online platform (website) that will host the new Zoning Bylaw?

Explore the [Zoning Bylaw's new home](#) and provide feedback through this [Google Form](#).

These proposed changes are intended to:

- + Enable a greater range of activities and businesses that can occur in a particular building or space, which will accommodate emerging business models
- + Create a more accessible bylaw, with reduced length and regulatory complexity
- + Create a clear, predictable and accessible development process
- + Reduce the cost and timelines associated with the planning and development processes by:
 - + Reducing the need for rezonings and change of use permits
 - + Reducing uncertainty for communities and regulatory risk for developers and businesses
 - + Reducing the number of appeals to the Subdivision and Development Appeal Board (SDAB) with fewer Discretionary Uses
 - + Reducing the number of incomplete applications for development permits because the rules are easier to understand or have been removed
 - + Providing more flexibility for what is permitted as part of a new development
- + Enhance the online self-service opportunities to find zoning information



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