

# ZONING BYLAW RENEWAL INITIATIVE

## WHAT WE ARE HEARING

JUNE + JULY 2021

Edmonton



## LAND ACKNOWLEDGEMENT

The City of Edmonton acknowledges the traditional land on which we reside is in Treaty Six Territory. We would like to thank the diverse Indigenous Peoples whose ancestors' footsteps have marked this territory for centuries, such as nêhiyaw (Cree), Dené, Anishinaabe (Saulteaux), Nakota Isga (Nakota Sioux), and Niitsitapi (Blackfoot) peoples. We also acknowledge this as the Métis' homeland and the home of one of the largest communities of Inuit south of the 60th parallel. It is a welcoming place for all peoples who come from around the world to share Edmonton as a home. Together we call upon all of

our collective, honoured traditions and spirits to work in building a great city for today and future generations.

Edmontonians inhabit, share, and steward this land. The City's vitality and very existence is owed to the land itself, as well as the people that helped build the city. City planning and zoning are all about land. Land is used for many things, and is tied to the practice of culture. The City hopes the new Zoning Bylaw will address and reconcile regulations that may create inequities for First Nations, Inuit, and Métis people in Edmonton and Treaty 6.

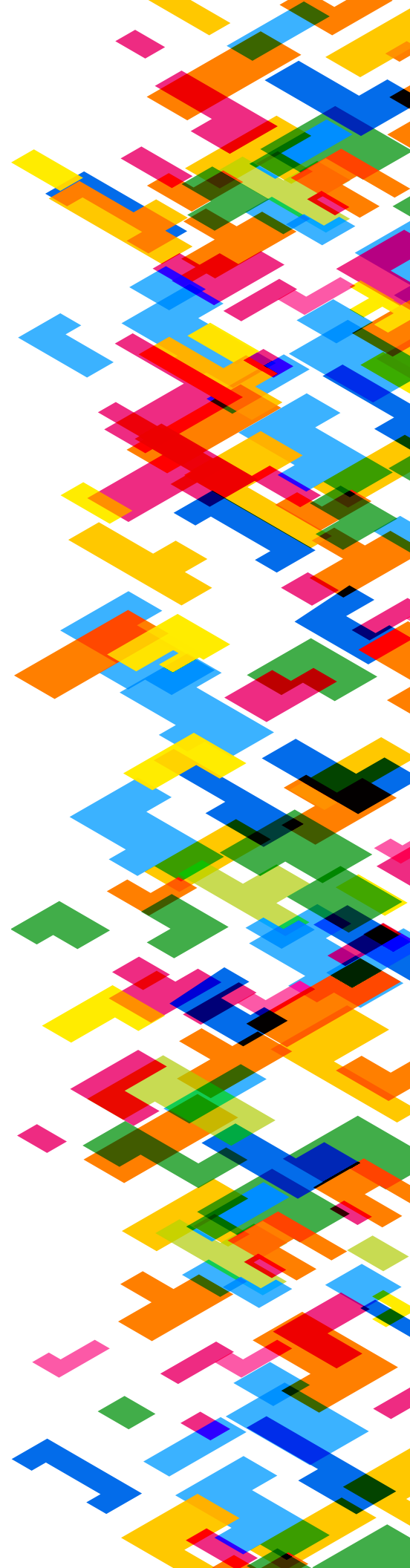


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# 1 ZONING BYLAW RENEWAL INITIATIVE

## What is the Zoning Bylaw?

Zoning is everywhere – from our parks and playgrounds, to garden suites and the downtown core. The purpose of zoning is to determine what can be built where. It sets the rules for where new buildings should go, what types of buildings they can be and what types of businesses and activities can happen on a property.

Rules for buildings and uses on private property in Edmonton combine to create the Zoning Bylaw. It is the instruction manual on how to build and use land in our city.

Zoning **is** about:

- + What can be built where
- + What activities are allowed where

Zoning **is not** about:

- + Regulating groups of people and behaviours
- + Techniques used for construction
- + Exactly what a building looks like

The Zoning Bylaw is the "rulebook" for all development in Edmonton

Check out the "What is Zoning" handbook

**philosophy** for the Zoning Bylaw Renewal Initiative is guiding this project. The philosophy includes a number of goals that are outlined below.

The Zoning Bylaw Renewal Initiative will support a future Edmonton where:

- + Compact, walkable, mixed-use development supports equitable access to employment, education and amenities
- + A diverse economy is nurtured so all Edmontonians can thrive and invest
- + Adaptable developments give Edmontonians an opportunity to create and innovate
- + Diverse housing options contribute to greater housing choice and affordability for Edmontonians to live in all neighbourhoods
- + Energy efficiency and sustainability contributes to climate resilience
- + Inclusive and welcoming urban spaces ensure all Edmontonians belong

Over the coming decades, Edmonton will change. What choices do we need to make to welcome an additional one million people to our city? How will Edmonton welcome new people, developments, and investments?

We think the answer is a strategic, simplified, and streamlined Zoning Bylaw that enables people, places, and businesses to thrive and prosper.

## The Zoning Bylaw Renewal Initiative

The Zoning Bylaw Renewal Initiative is a multi-year overhaul of our current Zoning Bylaw that involves rethinking how, what, and why the City regulates in terms of land development and zoning.

A full-scale reshaping of Edmonton's existing land use regulations presents an opportunity to strategically align our city-building tools from the top down – from strategy to regulation – and empower Edmontonians to build the city envisioned in ConnectEdmonton and The City Plan. The

Goal: "To develop a strategic, simplified and streamlined Zoning Bylaw to enable people, places and businesses to thrive and prosper."

The Initiative is comprised of the following four projects:



1. Writing a **New Zoning Bylaw**



2. **Rezoning** land to align with the new Zoning Bylaw



3. Providing **Technology** for the interface of the new Zoning Bylaw, and improving the online customer experience for planning and development services



4. Ensuring a smooth transition to the new Zoning Bylaw and technology through thoughtful **Implementation**

## **Building on ConnectEdmonton and The City Plan**

The City Plan and ConnectEdmonton describe our values and the purposeful decisions we must make to ensure we become a healthy, urban, climate resilient city of two million that supports a prosperous region. With the Zoning Bylaw Renewal Initiative, we are taking those transformative city building ideas and asking how our built form can help us live out the values of ConnectEdmonton and The City Plan in an equitable way. Renewing Edmonton's Zoning Bylaw is a long overdue process and a rare opportunity to align our regulations with our long-range planning policies.

Aligning the planning framework from the top down helps make the process more predictable and streamlined for everyone:

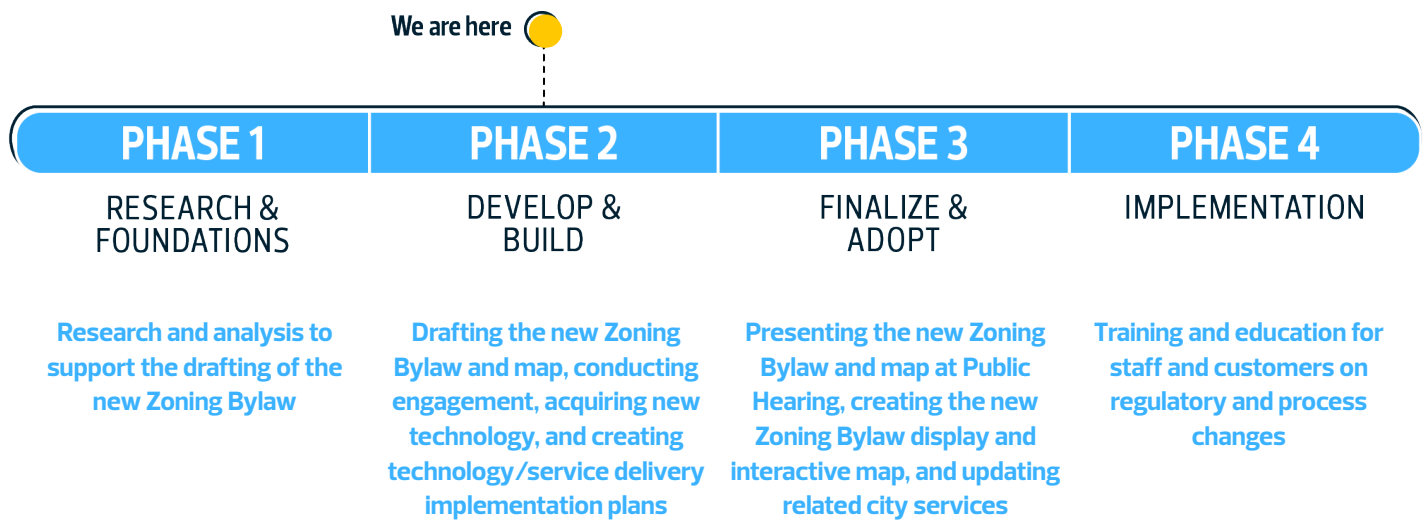
- + Edmontonians will be able to follow a clear path from the aspirational language of policy through to the concrete changes emerging in neighbourhoods throughout the city.
- + Administration and Council can make more consistent and informed decisions on development proposals that will deliver on the vision of ConnectEdmonton and The City Plan.
- + City builders and entrepreneurs will be empowered to create the businesses, housing and amenities that bring life to our city.

## 2 HOW WE ARE HEARING FROM EDMONTONIANS

### Public Health and COVID

All engagement activities took place digitally or online in accordance with the City of Edmonton's engagement policy and guidelines regarding COVID, which did not permit public, in-person gatherings. For example, workbooks were available for downloading on the Engaged Edmonton website and were submitted via email, and workshops took place online.

### Timeline



## Approach

### Goals of Engagement

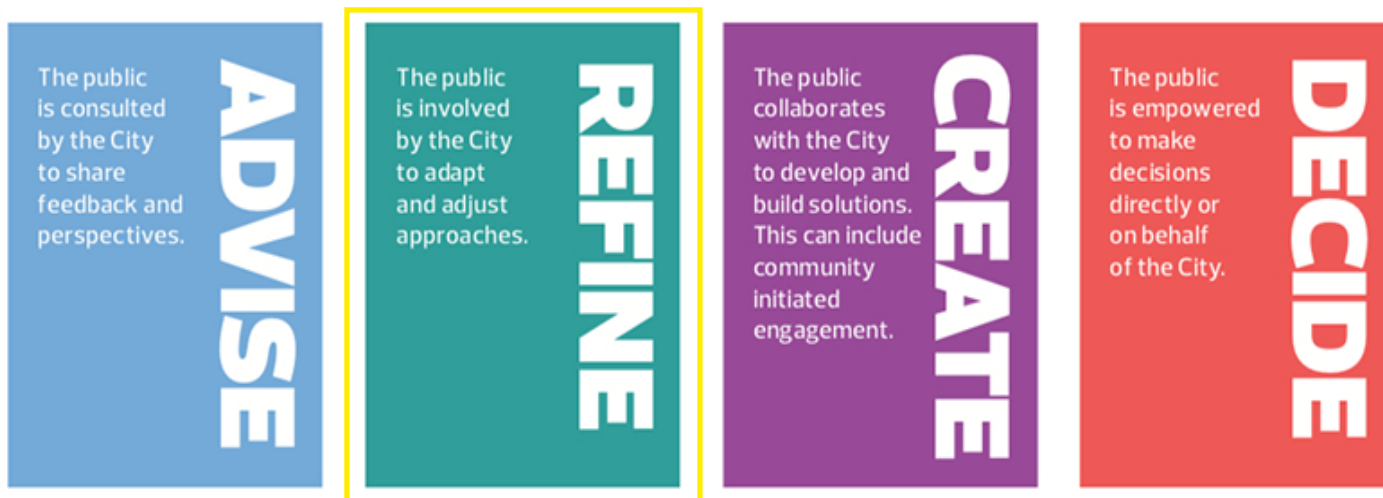
The goal of this phase of engagement was to:

- + Create awareness of the Zoning Bylaw Renewal Initiative and provide opportunity for meaningful participation
- + Test, confirm and refine the Zoning Bylaw Renewal Initiative's direction and approaches

Engagement activities revolved around three main topics: Approach to Zones, Approach to Uses and Approach to Residential Areas, each with a collection of ideas to explore.

### How Your Input Will be Considered

The insights provided will be used by the Zoning Bylaw Renewal Initiative Team throughout the summer and fall of 2021, as they begin to draft a new Zoning Bylaw for Edmonton.



### How We Listened

Two information sessions took place at the launch of this phase of engagement on Thursday June 10, 2021 at 5 p.m. and on Saturday June 12, 2021 at 10 a.m. The information sessions gave attendees an opportunity to:

- + Learn about the Zoning Bylaw Renewal Initiative
- + Learn about opportunities for public engagement
- + Ask questions of clarification about engagement

Recordings of the information sessions were made available on the Engaged Edmonton webpage for the duration of engagement.

There were two ways for Edmontonians to share their ideas about the Zoning Bylaw Renewal Initiative: in a workbook or at a workshop.

Participants in engagement activities were able to focus on three topic areas each which included a number of ideas.

A unique and distinct engagement process is underway with Indigenous communities in Edmonton. Results of this process will be shared at a later date.

	Approach for Zones	Approach for Uses	Approach for Residential Areas
Ideas	<b>What do you have to say about ...</b>		
	The proposal to adopt a hybrid zoning approach with form-based and use-based zoning?	The proposal to change how land uses are defined in the Zoning Bylaw by making them more broad?	The proposal to enable housing diversity by reducing the number of residential zones in the Zoning Bylaw?
	The proposal to reduce the total number of zones in the Zoning Bylaw?	The proposal to regulate uses based on common land use impacts? <ul style="list-style-type: none"> <li>- Pawn stores</li> <li>- Bars and neighbourhood pubs</li> <li>- Nightclubs</li> <li>- Breweries, wineries and distilleries</li> <li>- Crematoriums</li> </ul>	The proposal to reduce the total number of residential land uses in the Zoning Bylaw?
		The proposal to support predictability and transparency by changing discretionary uses to conditional uses?	

### **Workbooks**

Three workbooks were created, each with a specific focus as outlined in the table above. Each workbook provided information needed to learn about and provide input on the topic. Due to public health concerns, the workbooks served as an effective way for Edmontonians to learn about ideas being explored by the Zoning Bylaw Renewal Initiative team and provide informed feedback. The format allowed people to commit a lot- or little-time.

Participants were invited to use the workbooks in a number of ways:

- + Read for information to gain a better understanding of the project, as well as important topics and insights
- + Complete questions and submit input
- + Review the workbook to prepare for a workshop
- + Dive into the workbook after the workshop

Completed workbooks were submitted via email to the Zoning Bylaw Renewal Initiative Team and the contents were analyzed. A summary of the information provided in the workbooks is included in this What We Are Hearing report.

### **Workshops**

The online workshops were an opportunity for Edmontonians, builders and developers, business owners, community organizations and representatives from public institutions to meet each other and explore the topics and ideas found in the workbooks.

Participants had direct access to Zoning Bylaw Renewal Initiative team members. In a series of small conversations, participants asked questions, explored ideas and recorded their thoughts in a shared document. The results of their feedback is in this What We Heard report.

### **Data Analysis**

Two sources of data were analyzed:

- + Workbooks (including six other written submissions)
- + The insights participants provided during virtual workshops

All data was entered into a spreadsheet, coded and analyzed for themes and subthemes. The themes and subthemes emerged during the analysis. The themes are identified in this What We Are Hearing Report and the subthemes are embedded in the summary statement of each theme. All identified themes are reported in this document regardless of frequency.



## Engagement Participation

### Engaged Edmonton

Engaged Edmonton <sup>1</sup>		
Visitors		
<b>698</b>		
Aware	Informed	Engaged
<b>444</b>	<b>222</b>	<b>32</b>

How often do you use Edmonton's current Zoning Bylaw?	
Infrequently, but I know a lot about it	<b>31%</b>
Frequently, as an engaged citizen	<b>28%</b>
Frequently, I work in the development industry	<b>22%</b>
Infrequently, but I want to learn more	<b>19%</b>

### Information Sessions

#### 2 information sessions

- + June 10, 2021 - Info Session #1
- + June 12, 2021 - Info Session #2

Information Sessions		
	Registration	Attendance
Thursday, June 10	35	29
Saturday, June 12	10	4

<sup>1</sup>**Aware visitors:** A visitor is aware after making one single visit to the project page. They have not taken any further action, have not clicked on anything, but are aware that the project exists.

**Informed visitors:** An informed visitor has taken the "next step" and clicked on something. This includes downloading a document or clicking on a link. This visitor is now informed about the project and a click suggests interest in the project.

**Engaged visitors:** A visitor that contributes to a tool is engaged. This would include anyone that has participated in the quick poll available on the site.

## Workbooks

- + 43 workbooks submitted
- + 6 written submissions

Workbooks Downloaded		
Workbook 1: Zones	Workbook 2: Uses	Workbook 3: Residential Uses
146	97	121

## Workshops

- + 70 participants

Workshops	
	Attendance
Approach to Zones – Monday, June 14	15
Approach to Zones – Tuesday, June 22	9
Approach to Uses – Tuesday, June 15	10
Approach to Uses – Thursday, June 24	18
Approach to Residential Uses – Thursday, June 17	10
Residential Uses – Monday, June 21	8

20% residents	7% public institutions
35% community organizations	38% builder/business

## 3 WHAT WE ARE HEARING

The contents of this section is a summary of all data received through the engagement activities in June and July of 2021 (workbooks and workshops). The summary on the following pages is organized around the seven ideas that were explored in the workbooks and workshops:

### **Approach to Zoning**

1. Adopt a hybrid approach
2. Reduce the number of standard zones

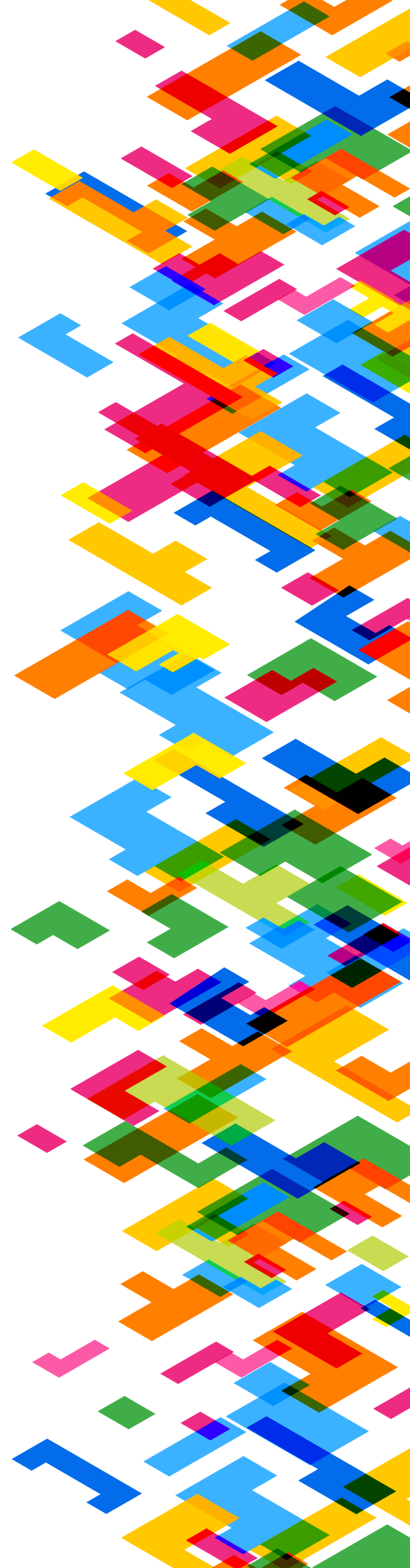
### **Approach to Uses**

3. Define land uses more broadly
4. Regulate land uses based on common land use impacts
  - Pawn Stores
  - Bars and Neighbourhood Pubs
  - Nightclubs
  - Breweries, Wineries and Distilleries
  - Crematoriums
5. Replace discretionary uses with conditional uses

### **Approach to Residential Areas**

6. Reduce the number of residential zones
7. Reduce the number of residential uses

Do you have questions about the Zoning Bylaw Renewal Initiative? Check out the website for more information. [edmonton.ca/zoningbylawrenewal](http://edmonton.ca/zoningbylawrenewal)



# APPROACH FOR ZONING

## FIRST IDEA: Adopt a hybrid approach with form-based and use-based zoning

Learn more about this idea in the [Approach to Zoning workbook](#).

### Opportunities and Challenges with This Approach

Engagement participants identified the following opportunities and challenges with a hybrid approach.

OPPORTUNITIES	
Themes	Summary of Participants' Feedback
Clustering	Reduce concentration of less desirable uses, such as pawn stores and body rub centres.
Flexibility	Flexible built form can allow for compatible uses in a building and allow adaptation to better prepare Edmonton for the future. Flexible regulations can also reduce the uncertainty in planning decisions. For example: adapt to changing market conditions, future proofing, minimize unconscious bias, allow organic adaptation of spaces, and allow businesses in neighbourhoods.
Housing equity	Provide more multi-family housing in neighbourhoods and more housing options for all Edmontonians.
Infill development	Improve the design of infill development to better adapt to surrounding development and provide a better transition between different kinds of development.
Lively neighbourhoods	Create neighbourhoods that are active and vibrant by ensuring opportunities for multiple types of uses that allow the neighbourhood to be active at all times during the day. The 15 minute neighbourhood can accomplish this with mixed-use neighbourhoods that include more local services, businesses and amenities.
Partnership	Foster strong partnerships between schools divisions and communities for compatible land uses to grow and expand as they are beneficial to the community.
Performance-based zoning	Identify high-level outcomes for a zone, such as the maximum building envelope and let the market innovate other development details. Ensure that uses are quite widespread and the limits are only on the form - not the use type. This may be more effective in residential areas where varying scales of residential forms are to align with fewer zones.
Simplicity	Streamline and simplify the review and decision-making process for development and redevelopment. This involves both the Zoning Bylaw and the City's review and approval process. This will be helpful for residents and developers.

*"Allows for adaptability for imagining differences for land use in the future - we can have more creativity as we grow."*

CHALLENGES	
Themes	Summary of Participants' Feedback
Architectural elements	The City should not regulate architectural elements such as colour and materials because they are subjective. Form-based regulations should focus on height, setbacks, and site coverage.
Consultation	There is less opportunity for consultation, so residents and communities may feel shut out and unheard if consultation activities for development are not provided.
Development review process	The hybrid approach opens up possibilities for developers to take advantage of the development process system, provides more discretion by planners, and creates concerns for the transportation department.
Form-based zoning	Implementing form-based zoning could result in building types that are too broad or vague in a zone. This may increase the number of zones needed to control these building types. Combining form-based and use-based zoning may run the risk of limiting creativity by being too broad or vague for building types, limiting variability of building types. Limit the area where this is used.
Homogenous design	The hybrid approach could encourage homogenous neighbourhoods and places, where development is too similar. Ensure there is quality design while maintaining control of how a development will look.
Impacts of development	This approach may not mitigate the harm caused to neighbouring properties by infill development. It could allow development that would be inappropriate or incompatible with the surrounding homes and communities.
Inequality	This approach may increase differences between neighbourhoods based on income where wealthy neighbourhoods will be able to restrict uses while less wealthy ones will absorb all the undesirable uses. We need to control the location of uses.
Knowledge	It is not clear what form-based zoning is and how it will be used. This could lead to misunderstanding about what is being built and confusion about possible uses.
Uncertainty in the hybrid approach	Implementation could be challenging as the hybrid model could be more cumbersome or restrictive. A hybrid model would require informed Development Officers who are supportive of development and of the objectives of The City Plan.

*"With the form-based element, you need to find the balance where you aren't too prescriptive and you aren't so vague that the form is meaningless. This will be particularly problematic if you are trying to reduce the number of zones because it means the form-based part has to be increasingly broad or vague."*

*"Allowing more flexibility in form-based zoning is very helpful, but others (community leagues, adjacent property owners, etc.) will want surety and clarity in what is proposed and approved."*

## SECOND IDEA: Reduce the total number of standard zones in the Zoning Bylaw

Learn more about this idea in the [Approach to Zoning workbook](#).

### Opportunities and Challenges with This Approach

Engagement participants identified the following opportunities and challenges with a reduction of the total number of standard zones

OPPORTUNITIES	
Themes	Summary of Participants' Feedback
Development review process	May streamline the zoning and development process, lower administrative costs, reduce reviewer variability, and allow for adaptation to market forces. This simplified approach could provide certainty for developers and Edmontonians.
Housing diversity	Support a greater diversity of housing in more areas of the City, such as side-by-side duplexes and garden suites.
Lively neighbourhood	Enables more vibrancy in a neighbourhood by supporting the idea of 15 minute communities with mixed-use development and the ability to age-in-place. Consideration should be given to the compatibility between certain commercial uses and adjacent residential uses.
Regulation to maintain character of older neighbourhoods	Integrate applicable Mature Neighbourhood Overlay (MNO) regulations into the new zones. There are several regulations that are viewed as important to Edmontonians in the MNO areas. Suggestion: avoid being too restrictive about what uses are allowed in residential zones to allow for a greater variety of uses and forms.
Street-oriented development	Promote and enable more developments to be oriented towards the street with parking to the side or rear, especially in nodes and corridors and arterial roads.
Simplify	Simplify the development process by making it easier to redevelop without rezoning but also avoid oversimplification. Allow for some overlap between the simplified zones to allow for organic and flexible development.

*"Provides opportunity for more services and more home-based types of businesses. Compatible with the 15 minute neighbourhood idea."*

*"Provides flexibility in terms of the built form. Allows for compatible uses to operate in the same building."*

## CHALLENGES

Themes	Summary of Participants' Feedback
Clarity	Lack of clarity around what is allowed on a site, how to enforce unique characteristics of a neighbourhood, the connection between form and number of units, and understanding how carrying over old zones to the new system will work.
Engagement	There may be limited opportunities for individuals who are uncomfortable with development in their area to express their views.
Impact on community amenities	May have an impact on community leagues and the amenities they build to support their communities. Final decisions on development will be left to City planners and developers rather than the residents of the neighbourhoods impacted.
Impact on neighbours	The Zoning Bylaw needs to clearly state and control the maximum impacts a zone could impose on adjacent areas and surrounding communities.
Loopholes	Monitor and regulate developers who may take advantage of loopholes and build something other than what they propose but is still allowed in the zoning that may negatively impact the surrounding community.
Market demand	Regulations must be developed in alignment with market demand, otherwise new standard zones will become redundant and underutilized, with new zones being created to allow for desired product types to be built.
Servicing	When reducing the number of zones it is important to consider impacts to servicing. Zones may need to be broken down based on housing forms with similar servicing requirements. If not grouped accordingly, the new zones may not be utilized because they will threaten the financial viability of the project.
Uncertainty	Reducing the number of regulations may leave too much to personal interpretation which may lead to conflict. Broadening the allowed uses may lead to uncertainty for some Edmontonians.

*“The zones need to be well thought out to ensure development and redevelopment are appropriate to the area. This needs to anticipate both the types of development we expect in the future as well as assigning appropriate zoning to existing structures.”*

*“A reduction in the number of zones could result in zones that allow for a broad range of uses that are not necessarily compatible in all situations. This could result in uncertainty and anxiety in the community.”*

## Additional Comments

Additional Comments	
Themes	Summary of Participants' Thoughts
Direct Control Districts (DC)	We are seeing Direct Control Districts (DC) for developments that don't fit into current zoning but align with City policies of higher density and innovative ideas. I would hate to see this go away.
Rezoning	Important to upzone key areas to reduce barriers to development and alleviate costs.
Suburban context	Ensure that the suburban context is captured and properly addressed because there are differences between infill and greenfield development. There will still be a desire for single-family neighbourhoods.

Do you have questions about the Zoning Bylaw Renewal Initiative? Check out the website for more information.  
[edmonton.ca/zoningbylawrenewal](http://edmonton.ca/zoningbylawrenewal)



# APPROACH FOR LAND USES

## THIRD IDEA: Define land uses more broadly

Learn more about this idea in the [Approach to Zoning workbook](#).

### Opportunities and Challenges with This Approach

Engagement participants identified the following opportunities and challenges with defining land uses more broadly.

OPPORTUNITIES	
Themes	Summary of Participants' Feedback
Density	May support an increase in residential density of mature neighbourhoods with appropriate built forms.
Direct Control (DC)	Reduce the dependence on Direct Control zones and the strain on administration.
Ease of use	Greater breadth of development, easier to change uses, and make the development process more certain and less expensive.
Equity	Greater focus on addressing negative land use impacts and less opportunity for discrimination and biases.
Flexibility	Create a user-friendly Zoning Bylaw that allows for more flexibility and adaptability over time as land uses, built form, and markets change.
Mixed use	Support the diversity of services in residential areas such as commercial uses and public washrooms in parks.

*"A simplified bylaw that allows for much greater breadth for developments in size, scale and purpose is a de facto opportunity for the development community. While simplification can be beneficial for everyone, focusing on creating opportunities developers should not be a guiding principle of planning."*

*"Generally, a broadening of land uses should reduce the dependence on Direct Control zones. DC zoning has caused significant strain on Administration's resources, as well as, added uncertainty to the redevelopment process."*

## CHALLENGES

Themes	Summary of Participants' Feedback
Agriculture uses	<p>Livestock operations and rural farms have significantly different impacts on surrounding areas than urban gardens and other urban agriculture activities. Having only one agricultural land use may prove challenging, unless agriculture is a discretionary or conditional use in most circumstances within the developed areas of the city.</p> <p>Small animal breeding and boarding should not fall under "Agriculture". Many breeders use their homes for breeding small animals. Similarly, some animal shelters (Indoor Sales and Services) run boarding facilities (Agriculture) on the same site.</p>
Considering context	<p>Challenges in balancing regulations that are sensitive to the context that allow for healthy, safe, and engaging built forms and becoming that may allow harmful or inappropriate uses near each other. Suitability of the size and predatory nature of some uses needs to be carefully considered.</p>
Development review process	<p>Potential for loss of control by City planners as the wide range of uses impact the public's sense of trust in planning and development. Need tools to enforce and place limits on bad operators and high impact uses.</p>
Impact	<p>Broader use classes could lead to community distrust if certain uses occurred on a site that the zoning allows but were not presented to the community. Large cities are complex and we may be trading fewer uses for more regulations in the uses that are proposed.</p>
Uncertainty	<p>As categories become broader it becomes more difficult to understand what uses can be expected in a particular site. This causes uncertainty amongst community members.</p>

*"Where to draw the line between impact. What may be suitable in one type of neighbourhood (e.g. mature) is not the same as in others (e.g. new neighbourhoods)."*

*"The broader the land use category, the less certainty the community has regarding the land use that will occupy a space."*

## Organization of Land Uses

Engagement participants identified the following ideas that could be considered to allow for clearer organization of the current land use categories.

Ideas about the organization of land uses	
Themes	Summary of Participants' Thoughts
Categorization	Consider the characteristics of business activities rather than just the type of use when developing groupings. Too broad of categories could lead to compatibility issues and increase impacts to surrounding properties and the community.
Cemetery	Including Cemetery Use in Open Space and Parks Services does not adequately reflect the Cemetery Use. This approach could generate uncertainty with the public and allow developers to market cemeteries as open space or parks.
Pedestrian-oriented	Keep pedestrian-oriented businesses within the Business Improvement Areas and non pedestrian type businesses should be located elsewhere.
Drive through restaurants	Put drive through restaurants in the Minor Outdoor Sales and Services or Vehicle Oriented Services Use.

## Defining and Regulating Land Uses Separately

Engagement participants identified the following ideas that could be considered to allow for clearer organization of the current land use categories.

Ideas about the organization of land uses	
Themes	Summary of Participants' Thoughts
Emissions	Crematoriums and Funeral Services should be regulated separately. Crematoriums should not be in a mixed-use area with residential uses because emissions cannot be contained.
Grouping of certain uses	Businesses with a potential predatory nature including pawn shops, body rub centres, and payday loans need to be separately regulated with stricter rules and not lumped in with other businesses.
Heavy industrial	Heavy industrial should be isolated from everything else because of the significant smoke, smell, particulate, and land disturbance impacts.
Indoor sales and services categories	Consider separating into two categories with child care, health services, indoor recreation services in one and liquor and cannabis sales in another.
Residential	Consider a distinction between row housing and low rise apartments. The center of mature neighbourhoods may not be suitable for low rise apartments.
Understand impact	Consider the potential of increased crime, nuisance, or danger to adjacent properties or the surrounding communities.

## Additional Comments

Comments/Questions	
Land use impacts	It makes sense to regulate uses based on land use impacts vs. morality.
Mixed use	Mixed use needs to have some interpretation of horizontal vs. vertical mixed use. Planners often want ground oriented commercial (vertical mixed use), but horizontal mixed use should also be considered. Mixed use needs to be subject to some form of interpretation.
Suggestion on categories	<p>Reduce the total number of uses as much as possible. Uses could include the following with sub-uses:</p> <ul style="list-style-type: none"> <li>+ Residential: Low-, mid- and high-rise</li> <li>+ Institutional</li> <li>+ Industrial: Small, medium and large</li> <li>+ Retail: Controlled substances, goods, essential goods and equipment goods</li> <li>+ Services: Restaurants/bars, personal care, health, offices, child-care, entertainment and outdoor services</li> <li>+ Civic: Public utilities and all uses for government or public interest</li> <li>+ Mixed-use: Different types of mixed-use that allow for diversity and innovation</li> </ul>

## FOURTH IDEA: Regulate land uses based on common land use impacts

Learn more about this idea in the [Approach to Uses workbook](#).

### Subject 1: Integrate Pawn Stores With Other Indoor Sales Land Uses

#### Current Zoning Bylaw Definition

Pawn Stores means development used to provide secured loans in exchange for goods offered as collateral, including the sale of such goods. This land use may also include the minor repair of goods sold on-Site. Typical Land uses include the resale of clothing, jewelry, stereos, household goods and musical instruments in pawn. This land use does not include the sale of used vehicles, recreation craft or construction and industrial equipment, and does not include Flea Markets or Second Hand Stores.

From	To
Listing Pawn Store as a land use, with notification requirements in some areas of the city, and restricting this land use to specific commercial and downtown zones	Incorporate Pawn Stores in a broader category: <b>Indoor Sales and Service</b> (any activity occurring in a building; generates no off-site land use impacts; on-site impacts contained within the building)
<p><b>Implications:</b></p> <ul style="list-style-type: none"> <li>+ Specific early notification rules for Pawn Stores that differ from other similar businesses</li> <li>+ Restrictive zoning contributing to clustering in some areas of the city</li> </ul>	<p><b>Implications:</b></p> <ul style="list-style-type: none"> <li>+ No specific rules for Pawn Stores</li> <li>+ Expanded zoning allowing for more opportunities for pawn stores to operate in different areas of the city</li> <li>+ Better designed developments to support safer environments for pedestrians</li> </ul>

Engagement participants provided the following feedback related to the topic of Pawn Stores

What impacts do you experience (or have you experienced) with Pawn Stores?	
Themes	Summary of Participants' Thoughts
Building design	The quality of building design and signage is often less attractive and impacts perceptions of safety.
Concentration	Proliferation of too many of these types of businesses (pawn shops, bars, liquor stores) concentrated in one area. The clustering of pawn shops doesn't occur just because of the current inequity of land use regulation. It is also partly caused by landlords in certain commercial areas that are unwilling to allow pawnshops in the commercial area. Changing land use may not have much of an impact in the clustering behaviour of certain types of uses.
Impact	They can have an impact on the feel of the area. This can lead to lower property values in the community and increased crime.

## What impact does a Pawn Store have on neighbouring properties that retail stores selling the same things do not have?

Themes	Summary of Participants' Thoughts
Crime	Can attract a criminal element that uses them to get rid of stolen goods. Often located in lower income neighbourhoods with higher levels of crime and can contribute to the continuation of criminal activity.
Impact	Land use impacts from pawn shops are created by the sellers of the goods, not the businesses themselves. The clustering of these types of businesses is what has the greatest impact on communities.
Poverty	These businesses are not in the public good. They contribute to the continuation of poverty and attract clientele that are in poverty that bring down the image of the area.
Property value	Pawn shops can lower the property values of nearby businesses and neighbourhoods.
Security	Need more security and cleanup of litter outside.
Stigma	There is a perception that pawn shops are shady businesses due to the appearance of the store fronts, clientele that use the business, and lack of street appeal. It is important to remember that zoning is to regulate the use and not the user.

Do you have questions about the Zoning Bylaw Renewal Initiative? Check out the website for more information.  
[edmonton.ca/zoningbylawrenewal](http://edmonton.ca/zoningbylawrenewal)

## Subject 2: Integrate Bars and Neighbourhood Pubs with other food/culture land uses while mitigating related impacts

Learn more about this idea in the [Approach to Uses workbook](#).

Engagement participants provided the following feedback related to the topic of Bars and Neighbourhood Pubs.

What impacts do you experience (or have you experienced) with Bars and Neighbourhood Pubs?	
Themes	Summary of Participants' Thoughts
Commercial	They should be allowed in commercial areas as they can act as community hubs, and more flexibility in where they can be located should be considered.
Crime	Can introduce more crime and less peaceful communities. Issues with patrons getting into altercations, yelling matches and fights outside these places.
Crowding	Crowding of sidewalks after bars and nightclubs close with patrons all outside can be dangerous.
Lively neighbourhood	Can act as a great community building and gathering space for local residents that should be located in the middle of communities to encourage this. They are also sources of jobs and support the local economy.
Noise	These establishments can be noisy and loud. Having them on the ground floor of a highrise is a concern and some limits on the hours of operation may help reduce noise late at night. There are also noise issues with patrons leaving and being noisy as they walk through the neighbourhoods.
Parking	Parking can be an issue with mixed feelings on open parking for bars and pubs.
Regulation	It is difficult to differentiate between a number of uses including bars and pubs, bistros, restaurants, and cafes as they can all serve alcohol and food throughout the day. It would be good to have additional mechanisms for reporting bad operators.
Separation	Would not want a bar or pub next door.

## What impact does a Bar or Neighbourhood Pub have on neighbouring properties that restaurants and specialty food services do not have?

Themes	Summary of Participants' Thoughts
Behaviour	Patrons outside during later operation hours or after they have closed sitting around, being noisy, smoking, and heavily intoxicated all of which can disturb neighbours in residential areas.
Damage	Damage in nearby neighbourhoods from defecation, glass from broken bottles, playground equipment defaced, and general damage to property.
Noise	More noise late at night from intoxicated patrons.
Operating hours	Tend to stay open later than restaurants. Open past midnight where most kitchens close around 9PM means impacts to the neighbourhood later at night.
Parking	Parking issues around the establishments.
Property value	Bars and pubs may bring down the property value of neighbouring properties.
Smoking	Biggest impact is that many patrons hanging around outside the building smoke. Should incorporate a concealed or "prettied up" smoking area into the building design.

## Additional Comments

### Additional comments identified by workshop participants

Themes	Summary of Participants' Thoughts
Good neighbour agreement	Consider good neighbour agreements with communities for new businesses and possibly existing businesses which include noise mitigation plans.
Heritage adaptation	Encourage heritage adaptation for reuse of buildings.
Lively neighbourhood	Allow embedding of these amenities into the community.



### **Subject 3: Integrate Nightclubs with other Entertainment land uses**

Learn more about this idea in the [Approach to Uses workbook](#).

Engagement participants provided the following feedback related to the topic of Nightclubs.

<b>What impacts do you experience (or have you experienced) with Nightclubs?</b>	
<b>Themes</b>	<b>Summary of Participants' Thoughts</b>
Crime	Can cause crime for example vehicle damage, break-in, and theft.
Different uses	Do not relax restrictions between nightclubs and entertainment establishments.
Economic development	The nightlife associated with nightclubs is a positive economic development force.
Noise	Experiences with noise and violence associated with nightclubs.
Traffic	These establishments lead to unusual operation times and associated traffic.

<b>What impacts do you experience (or have you experienced) with Nightclubs?</b>	
<b>Themes</b>	<b>Summary of Participants' Thoughts</b>
Community context	Nightclubs are suitable in areas with an entertainment focus.
Disturbances	After hours, impacts of nightclubs may include litter, noise, defecation, violence, and vehicle damage/ break-in/theft. Patrons of nightclubs can crowd and litter sidewalks
Parking	Nightclubs have less associated parking than convention centres or casinos which can cause congestion.
Property value	Nightclubs may decrease values to neighbouring properties.

## Subject 4: Integrate Breweries, Wineries and Distilleries with other Urban Industrial land uses

Learn more about this idea in the [Approach to Uses workbook](#).

Engagement participants provided the following feedback related to the topic of Breweries, Wineries and Distilleries

### Do you have an example of a Brewery, Winery or Distillery in Edmonton that FITS WELL with its surroundings? Why does it fit well?

Fits Well	Summary of Participants' Thoughts
Biera, Manchester Square, Polar Park Brewery, Situation Brewery, Blind Enthusiasm, and Yellowhead. Manchester Square	These examples have a neighbourhood scale, attractive street frontages, and act as an anchor to residents and visitors. They also provide other services such as food and event spaces.
Uses that include restaurants	Smaller distilleries/restaurants fit in well with small neighbourhood commercial sites.  Consider distillery/restaurant grouping under "services" with restaurants, bars and pubs. Larger scale facilities should be industrial.
Strathcona Distillery	Distilleries can fit in well distanced from schools, residential areas, parks and libraries.

### Do you have an example of a Brewery, Winery or Distillery in Edmonton that does NOT FIT WELL with its surroundings? What impacts are not suitable for the surrounding area?

Does not fit well	Summary of Participants' Thoughts
Large scale breweries	Large industrial scale breweries would not fit well in pedestrianized areas like Whyte Avenue due to poor aesthetics and production of emissions/odors.
Small scale breweries	Breweries can fit well where food and alcohol are given equal priority. There is a place for this type of business in smaller scale commercial developments.

## Subject 5: Explore where Crematoriums may be located

Learn more about this idea in the [Approach to Uses workbook](#).

Engagement participants provided the following feedback related to the topic of Nightclubs.

### What impacts do you experience (or have you experienced) with Funeral, Cremation and Interment Services?

Impacts	Summary of Participants' Thoughts
Community context	The locations of Crematoriums need to be carefully examined as the emissions and smoke can affect nearby businesses.
Emissions	Emissions both visible and invisible may contain carcinogens and matter that could impact people's health and the environment. Crematoriums may have bad / noxious odors that come from them.
Land use	Consider a distinction between Crematorium and Funeral Homes as the uses are very different.
Property value	May lower property values in the area.

### What are the best kinds of places for Crematoriums to be located in Edmonton?

Impacts	Summary of Participants' Thoughts
Anywhere	Anywhere is fine, including small-scale commercial and residential.
Easy to get to	Need to be located where movement of people and vehicles is easy because they can attract large gatherings.
Industrial	Should be located in industrial areas where there are other businesses with similar impacts like smoke and odor.
Outside City	Should be located either outside the city away from all buildings and people or on the outskirts of the city to be as far away as possible.

## What kinds of activities should a Crematorium be far away from?

A Crematorium should be far away from:	Number of Comments	Distance
Residential	7	1,000 metres, 500 metre minimum
Schools	4	1,000 metres
Daycare	6	1,000 metres, 500 metre minimum
Healthcare Facilities	3	
Senior Facilities	1	
Commercial	6	2-3 kilometres
Office	1	1,000 metres, 500 metre minimum
Anywhere	1	
Populated Areas	1	

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[edmonton.ca/zoningbylawrenewal](http://edmonton.ca/zoningbylawrenewal)

## **FIFTH IDEA: Replace discretionary uses with conditional uses**

Learn more about this idea in the [Approach to Uses workbook](#).

### **Opportunities and Challenges with This Approach**

Engagement participants identified the following opportunities and challenges for the replacement of discretionary uses with conditional uses.

OPPORTUNITIES	
Themes	Summary of Participants' Feedback
Clarity	Create less arbitrary decisions by planners. Terminology can be clarified leading to less generalization. Conditions need to be clearly defined and precise so developers understand the requirements for their proposals. There needs to be room for innovation and professional judgement by administration for the approval of appropriate projects.
Infill	Provide demographic profiles and information to create an understanding around where infill housing types may be promoted.
Mixed use	Enable more mixed uses in neighbourhoods. We should allow uses to be expanded around all types of non-residential uses. Example: If someone wanted to build a small scale non-residential building close to transit, rec center, park, medical, libraries, we should allow that.
Notification	Reduce the need for circulated development applications to surrounding neighbours.
Predictability	Provide greater predictability because everything is allowed with certain conditions required for some uses. This would allow residents to make more informed decisions when initially purchasing properties and also give developers a better indication of whether their land use is going to be approved.
Simplicity	Provide clarity with a clear description and guidelines to simplify the development process and eliminate the need for variances. Conditions are more straightforward and clear than discretion, which is subjective and murky.
Streamline process	Create opportunities for a more streamlined and efficient process that allows more consistent decisions and holds developers accountable to conditional use regulations, as opposed to permitted. This could reduce potential loopholes in the rezoning process.

*"It allows for greater predictability. Basically, everything is technically allowed, but certain conditions are required for certain types of uses (commercial, etc.)."*

*"Conditional uses remove risk and add certainty, which will encourage landowners and developers to be more creative and create a more vibrant and flexible city."*

CHALLENGES	
Themes	Summary of Participants' Feedback
Appropriate conditions	There may be more comfort with clear conditions for uses than insufficient land use regulations that may cause negative community impacts. Determining appropriate conditions for all uses are needed to offset potential negative impacts, including consideration of where conditional uses are allowed in a neighbourhood. In addition, finding a clear balance is needed to prevent overly prescriptive or vague conditions.
Community input	Residents need the opportunity to comment or question developments that impact their community. Residents should be able to participate in workshops to create the regulations that will have an impact on their community. Conditional uses should not restrict developers from engaging and communicating with the public.
Complexity	Complexity depending on the land use category and number of conditions. Changing zoning bylaws may limit public familiarization with the planning process and limit their ability to change potential impacts. Could cause confusion about what could go where. Public not familiar with the development process and projects coming to their neighbourhoods in the permitted/conditional zones.
Conditional uses	Conditional uses may cause proposed uses that do not align and cause concern for residents. Provides suggestions for conditions to enhance the community.
Consider impacts	Conditional uses should be focused on impacts. Measuring land use impacts (ie. noise, smell) as opposed to specifying that certain uses are not permissible, can be difficult and hard to enforce. It may be necessary to disperse some uses that are difficult when concentrated in a geographic area.
Development	Consider requiring developers to demonstrate reasoning for project variances with evidence.
Notices	Consider notification to neighbouring properties and community leagues. Provide opportunities for appeal that can allow for consideration of resident concerns and community impacts. Consider requiring notices of proposed development permit applications within a 100m distance.
Permit timelines	Consider that adding a condition that requires circulation, such as transportation or drainage, will increase permit timelines.

*“Depending on how broad the land use category is and the number of conditions attributed to the land use could create complexity in applying the bylaw.”*

*“The first challenge I see is that the conditions must be appropriate and offset potential negative impacts from the allowed use, yet must also be reasonable so that landowners can actually meet them.”*

## Additional Comments

Additional comments identified by workshop participants	
Themes	Summary of Participants' Feedback
Community leagues	Invite more involvement of community leagues.
Flexibility	It is important that Conditions be flexible and be relatively easy to achieve in order to allow for innovation and that Development Officers are supportive of achieving innovation.
Garden suites/live work	Recommend adding Garden Suite or Live Work as conditional uses in residential areas with appropriate regulations.
Ghost kitchens	Consideration for business uses in main streets and BIAs on how pedestrianized they are. For example, ghost kitchens, delivery only, warehouses and storage focused businesses are not appropriate for our districts. E-commerce businesses that only use the space for delivery and pick up shouldn't be allowed on main streets like Whyte Avenue.
Pop-up shops	Pop-up shops should be easier to set up and be included in land uses.

Do you have questions about the Zoning Bylaw Renewal Initiative? Check out the website for more information.  
[edmonton.ca/zoningbylawrenewal](http://edmonton.ca/zoningbylawrenewal)

# APPROACH FOR RESIDENTIAL AREAS

## SIXTH IDEA: Reduce the number of residential zones

Learn more about this idea in the [Approach to Residential Zones workbook](#)

### Opportunities and Challenges with This Approach

Engagement participants identified the following opportunities and challenges for reducing the number of residential zones.

OPPORTUNITIES	
Themes	Summary of Participants' Feedback
Built form	Focus on and prioritize the design of buildings rather than whether or not a development should occur.
Clarity	Reducing the number of residential zones may make the Zoning Bylaw easier to use and understand.
Density	May make it easier, financially, for more housing options in mature neighbourhoods such as the missing middle and others that support multi-generational living.
Development outcomes	Reduces variances and increases opportunities for creative design during the development process. Providing intended planning outcomes could remove development speculation and increase investment.
Diversity	Opportunities to add diversity to residential communities with work, living, environmental sustainability, and reduced perception of exclusivity
Flexibility	Provides more flexibility and could allow for faster changes in neighbourhoods by allowing the market to adapt to market requirements.
Mature neighbourhood context	Maintain regulations such as no front garages, height restrictions, contextual front setback, 40% rear setback, rear access where a lane exists.
Regulation	Reducing the number of residential zones streamlines the process and makes it easier to manage and regulate land. Need to ensure that small-scale residential is more flexible to include small apartments, quadplexes, and accessory commercial units.

*“The small differences in zoning categories can be restrictive and inhibit creative uses in design...which results in too many uses of DC2. The simplified options provide more flexibility.”*

*“ More focus on design of the building rather than whether or not a development/infill/project should occur.”*



CHALLENGES	
Themes	Summary of Participants' Feedback
Built form	Consider ensuring appropriate transitions between higher and lower density residential.
Clarity	More information about the new zones is required. The land use term "residential" is too broad. This could have servicing cost impacts related to the accuracy of engineering design scenarios. Also, zone allowances and restrictions need to be clear.
Community context	Different neighbourhoods have different street patterns and zones will need to adapt to different contexts. For example, mature neighbourhoods have grid patterns and greenfield developments have curvilinear road networks. The one-size-fits-all zoning approach may not work in every community.
Concerns about community impacts	These changes may provide the flexibility needed to change the character of existing neighbourhoods. More flexibility may result in less involvement and control from Development Officers, builders and neighbours.
Engagement	Eliminates or reduces the opportunity for community engagement related to undesirable developments. The City should consider community consultation and the engagement process to build this vision together. Many people have contributed towards the revision of contextual regulations and feel that they have been ignored for the Zoning Bylaw Renewal process.
Infrastructure	Existing infrastructure capacities in mature neighbourhoods can restrict the feasibility of medium- and high-density developments.
Parking issues	New developments are sometimes too dense and create too much demand for parking that is now unregulated.
Regulations	Strong and contextual regulations need to be put in place to ensure that adjacent developments are compatible.
Schools	School divisions use land use categories to estimate student populations.
Zoning	There could be a challenge in terms of acceptance to rezone from Small Scale to Low Scale zones.

*"We need to start talking to communities more about the high costs of infrastructure regarding water, power so that people understand why "small medium scale" is often not an option."*

## Land Use Impacts for Specific Residential Zones

Engagement participants provided the following feedback related to the topic Land Use Impacts related to Residential Zones.

Land use impacts for specific residential zones	
Themes	Summary of Participants' Thoughts
Damage mitigation	Authorize permits and collect deposits from developers to protect from damages caused during the development process.
Density	Communities may be resistant to support high-density developments that in turn provide affordable housing options. High-density developments sometimes impact adjacent properties and limit access to green spaces and play areas.
Diversity	Include low-rise apartments, with height and unit restrictions, as part of the low-density zone in order to encourage diverse housing options. Bonuses could be provided to support diverse housing options.
Mixed use	Combine mixed use zones to create more opportunities for mixed uses within communities. Separating normal residential uses from mixed uses would not be beneficial, but rather scale the zones with the number of storeys.
Parking	The restriction of front driveways in neighbourhoods with primarily rear garages and alleys is important in some areas and less important in others.
Regulations	Special regulations and care must be taken to ensure that existing properties are not affected by infill developments. Incorporate existing contextual Mature Neighbourhood Overlay regulations in addition to a low density zone for infill redevelopments adjacent to original developments.
Sun-shadows	Combining multiple zones will result in future incompatibilities in building sizes and the location on the lots. Sun-shadow impacts, views, privacy and green space will be impacted.
Transit oriented development	Consider transit oriented development zones around transit areas.
Waste collection	Concern that flexibility will have impacts on residential areas; waste collection and storage placement may allow for odors, noise and the loss of green space.

## Additional Comments

Additional comments identified by Workshop Participants	
Themes	Summary of Participants' Feedback
Infrastructure	A commitment to infrastructure investment needs to keep pace with updates to the planning framework. You can't achieve the intended outcomes without both areas being prioritized concurrently.
Mapping	Update mapping to show the zoning regulations for a specific parcel.
Multi-family	Need another zone that separates out larger multi-family (i.e. small scale apartments) from smaller-scale residential.
Setbacks	Allow front/back semi-detached require setbacks for tall buildings adjacent to low-density.
Standard zones according to scale	Consider adding additional standard zones which more appropriately group development according to scale. This could alleviate service concerns and create greater predictability when planning new communities. Grouping uses more accordingly to scale could allow for clear expectations for neighbours experiencing infill development as Edmonton transitions towards density goals outlined in the City Plan.
Suggested residential zones	<ul style="list-style-type: none"> <li>+ Small Scale Residential: Single-family homes to 16 foot wide semi-detached homes.</li> <li>+ Zone #: New zone between Small Scale Residential and the Low Rise Residential. Allow drive under/row and stacked townhomes.</li> <li>+ Low Rise Residential: Four to six storey residential buildings.</li> <li>+ Zone #: New zone to allow 12 storey engineered wood frame residential buildings.</li> <li>+ Remove the Mixed Use 1 and Mixed Use 2 zones and allow mixed use in every zone as a conditional use with regulations. This approach would leave the decision of including a commercial use up to the developer.</li> </ul>
Upzoning	Nodes and corridors identified in The City Plan should be upzoned to attract development.
Vehicle access	Allow vehicle access from both lanes and front streets.

## **SEVENTH IDEA: Reduce the total number of residential land uses in the Zoning Bylaw**

Learn more about this idea in the [Approach to Residential Zones workbook](#)

### **Opportunities and Challenges with This Approach**

Engagement participants identified the following opportunities and challenges for reducing the number of residential land uses.

OPPORTUNITIES	
Themes	Summary of Participants' Feedback
Development	Develop unproductive lands with creative built forms. Make it easier for developers and builders to redevelop without rezoning.
Diversity	This project has the potential to reduce exclusivity and develop diversity in housing.
Flexibility	The flexibility of land use terms provides a variety of housing types and unit configuration for different lifestyles and encourages innovative design.
Landscaping	Hard surfacing impacts aesthetic, drainage and environmental problems that need to be addressed. More environmental features, plants and parks are needed for water retention, environmental cooling and to provide a habitat for an assortment of animals.
Other tools	Zoning is one tool, but we need other areas of City to advance the changes we desire (e.g. you can regulate and ensure "supportive housing" can be developed in different areas of city, but a lot of developers may not be incentivized to build supportive housing).
Simplicity	View any type of housing as good. Fewer uses will make the Zoning Bylaw easier to use and allow for innovation and equality. It will also make it easier to convert a single-family home to a multi-unit building to provide a diversity of housing options.
Transit Oriented Development (TOD)	Community resources like libraries, rec centers, schools, should be treated like Transit Oriented Development areas.
Upzoning	Like for like may not be the correct approach. Would low rise make sense where small density may now be in place (e.g., LRT).

*"Flexibility is key = easier to transition housing types to support redevelopment of different types more easily."*

CHALLENGES	
Themes	Summary of Participants' Feedback
Community context	The simplified approach may not fit all neighbourhoods. Less transparency for current residents regarding what is going on the site through zoning.
Community input	Neighbour and community input should be considered for the densification process with new housing types. Concern that the involvement of citizens is not valued and that new housing options will impact existing neighbourhoods. There may be public resistance from those who don't understand what they want in a city, and don't understand why flexibility will enable a city they'll love far more.
Development	If we throw out discretionary uses, we may lose the ability for Development Officers to provide discretion. Residential development needs to be applied equally across the city, not only in central and mature neighbourhoods. Development should encourage design that creates community connections.
Impacts to neighbours	Concern that the flexibility in zoning will benefit the goals of the City at the cost of impacting land owners.
Infrastructure	Regulations within the new zones would be needed to ensure that simplified residential uses do not result in increased infrastructure requirements.
Parking	Consider allowing for rear attached garages.
Public resistance	Public resistance from those who don't understand what they want in a city, and don't understand why flexibility will enable a city they'll love far more.
Type of housing	Different types of residential uses have different impacts for the City, community and neighbours to assess. For example, for student population predictions, affordable row housing provides different numbers than single detached homes with basement and garden suites. Further, the language, scale and delineation of uses between different housing options can affect property owners.
Types of zones	Confusion around the different sizes of developments offered in each zone. The process could impact adjacent property owners.

*"The real problems will be public resistance, from those who don't understand what they want in a city, and don't understand why flexibility will enable a city they'll love far more."*

## Residential Land Uses That Need Specific Attention

Engagement participants identified the following opportunities and challenges for reducing the number of residential land uses.

Proposed residential land uses that may need specific attention identified by Workbook and Workshop Participants	
Themes	Summary of Participants' Thoughts
Affordable housing	There is a perception that affordable housing increases crime in surrounding areas. It would better serve Edmontonians to have low income housing across the city. It is important to consider the community context as well.
Heritage	Heritage developments need more types of tools to protect/reuse them that are less cumbersome.
Medical lodging houses	The location of medical lodging houses can cause disturbances to neighbours late into the evening.
Multi-unit housing	Entrances to multi-unit housing should activate the streets and not the side yards. Separate land use areas are needed to ensure that multi-unit housing is located in zones that will not impact existing developments and property owners.
Operational concerns	Some impacts may be operational and not considered land use impacts.
Regulations	Minimum lot size is a concern, where infill and lot division freedom should be offered to property owners to decide what they think they can make work.

## 4 OTHER IDEAS

At the conclusion of each workshop, participants were asked to identify “hot tips” for the Zoning Bylaw Renewal Initiative Team. Below are the ideas that do not fit within the specific topics of the workbooks and workshop.

Proposed residential land uses that may need specific attention identified by Workbook and Workshop Participants	
Bad operators	A tool is needed to help enforce bad business operators.
Business Improvement Areas (BIAs)	The City should look into how BIAs from other regions have used flexible bylaw regimes.
Engagement	Technology may be a barrier: some residents may find it difficult to participate online. “Stress test” the zoning proposals with stakeholders.
Development pattern	Allow for more housing types around existing amenities in our communities Density should be spread out, not concentrated in specific areas. Connect with EPCOR to make sure the infrastructure aligns with “missing middle” housing. Put Transit Oriented Development (TOD) front and center.
Mapping	Have maps at edmonton.ca that allow people to look at a specific parcel of land.
Zoning renewal process	Look for compromises that respect public and community interests. Consider this as an incremental process. Move slow enough to get buy-in. If you go too fast you might miss golden opportunities.
Simplicity	Keep the bylaw simple, so it is not complex and bureaucratic. Remember: what works in one community may not work in another.
Training	Offer training on form-based codes and design fundamentals for all stakeholders, such as Council, development officers, community, industry, City administration

## 5 NEXT STEPS

Your feedback in the workbooks and through the workshops will be used by the Zoning Bylaw Renewal Initiative team as they write a draft bylaw over the remainder of 2021. Additional engagement activities will focus on targeted stakeholders for the remainder of 2021, with city-wide engagement to resume in 2022.

## LEARN MORE

- **Project Information:** [edmonton.ca/zoningbylawrenewal](https://edmonton.ca/zoningbylawrenewal)
- **Engagement:** [engaged.edmonton.ca/zoningbylawrenewalinitiative](https://engaged.edmonton.ca/zoningbylawrenewalinitiative)
- **Email:** [zoningbylawrenewal@edmonton.ca](mailto:zoningbylawrenewal@edmonton.ca)
- [Sign up](#) for our newsletter to receive regular updates!



# APPENDIX A: RESOURCES + DEFINITIONS

## Resources

Links provided here are available as of September 2021. Linked documents may be subject to change or deletion.

### [Zoning Bylaw Renewal Engaged Edmonton](#)

Find previous engagement documents for the Zoning Bylaw Renewal Initiative.

### [Development in Your Neighbourhood](#)

Find useful, relevant resources to help clarify the redevelopment process, and key contacts to provide additional channels of support.

### [A General Summary of Land Use Zones](#)

Provides neighbours with a summary of the land uses that are allowed within Edmonton.

### [Housing \(Re\)development: What to Expect](#)

Provides neighbours with tips and resources for when housing develops near you and in your community, and contacts to ensure what is being built is done in a respectful, responsible way.

### [How to Respond to a Land Development Application](#)

Provides neighbours with insight on how they can respond to land development applications in their neighbourhoods.

### [What is a Land Use Plan?](#)

Provides neighbours with an overview of what a land use plan is, how it is created, and how its big picture vision for an area might be accomplished.

### [What is Zoning?](#)

Provides neighbours with an overview of what zoning is, and how it might guide development in Edmonton.

### [Find Your Zone](#)

The Zoning Bylaw contains the rules and regulations for the development of land in Edmonton. For the purpose of land development, the City of Edmonton is divided into zones. The zone that a particular property is located in determines what can be built on that property. All current and proposed zoning is available at [maps.edmonton.ca](https://maps.edmonton.ca)

### [The City Plan Videos](#)

The City Plan – Edmonton’s combined Municipal Development Plan and Transportation Master Plan – charts out how we will get to a future city, a city that has the benefits we enjoy today with new opportunities for the future.

## Definitions

These are some basic definitions you’ll find in the workbooks. If something is missing, check out the [Zoning Bylaw General Definitions](#) or [The City Plan glossary](#).

**Built Environment:** People-made places and spaces designed and constructed to serve their social, economic and environmental needs.

**Conditional Uses:** Conditional uses are proposed to be permitted in a given zone provided an additional set of regulations are met. If the regulations are met, the development permit is granted and notification to the surrounding neighbourhood is not required.

**Development Permit:** A development permit is a document that allows a specific use or uses on a parcel of land, and includes development plans for how buildings will be built. A development permit is generally required before receiving a building permit.

- + **Class A Development Permit:** A permit for a permitted use which complies in all respects to the regulations of the Zoning Bylaw. The City is required by provincial legislation to issue Class A development permits when all zoning regulations have been met.
- + **Class B Development Permit:** A permit for a discretionary use or for applications which require a variance to any of the regulations of the Zoning Bylaw. A development permit for many infill projects with variances require community consultation with surrounding residents.

**Development Planner:** Otherwise known as Development Officer, the designated authority responsible for deciding whether to approve or refuse a development permit, based on a review of the Zoning Bylaw and, if applicable, other factors such as land use policy, site context, comments from other City departments and the results of a community consultation

**Discretionary Uses:** If a use is listed as discretionary, it is up to the Development Planner to determine if the use should be allowed on a property.

**Dwelling:** A combination of rooms intended to be used as a place of residence.

**High Density Residential (HDR):** Housing that includes mid-rise apartments and high-rise apartments (or multi-unit housing). Mixed use development is included in HDR.

**Land Use:** Currently, each standard zone in the Edmonton Zoning Bylaw has a list of uses that are either permitted or discretionary.

**Land Use Impacts:** refers to those impacts that result only from the use of land; rather than the impact of the individuals associated with the land. Examples of land use impacts include: sun shadowing, traffic congestion, noise.

**Land Use Zone:** A Land Use Zone classifies the type of development allowed on a parcel of land. Types of land use zones in Edmonton include residential, commercial, industrial, urban services, agricultural, and direct control. The complete Zoning Bylaw (#12800) should be consulted when researching zones.

**Low Density Residential (LDR):** Housing that includes single-detached, semi detached or duplex housing, garden suites and secondary suites.

**Medium Density Residential (MDR):** Housing that includes row housing, stacked row housing and low to mid-rise apartments (or multi-unit housing).

**Mixed Use Development:** Development that includes a combination of different land uses such as residential, commercial, institutional, recreational and public spaces. It generally refers to development where different uses are not only combined on the same site but also within buildings themselves. An example might include residential apartments located above commercial space on the lower floors of a building.

**Mixed Use Zone:** is a zone that blends residential, commercial, cultural, institutional or entertainment uses into one space, where those functions are to some degree physically or functionally integrated. The primary focus of this form of

zone is to bring together uses within those zones (that would otherwise separate them) for the purpose to create a walkable environment for people.

**Permitted Use:** If a use is listed as permitted, it is known as an as-of-right development. As long as the applicable regulations are met, a development permit will be issued for the use.

**Rezoning:** A process to reclassify a property from its existing Land Use Zone to a different zone.

**Special Area Zone:** The purpose of Special Area Zones is to provide a means to regulate the Use, design and extent of development within specific geographic areas of the City in order to achieve certain planning objectives for those areas with special or unique attributes, which cannot be satisfactorily addressed through conventional land Use zoning.

**Standard (or Conventional) Zone:** is a zone that contains rules for where buildings should go, what type of buildings they can be and what activities can happen there. These zones establish the basics of land use separation in the city and include residential, commercial, industrial, Agriculture and Urban Service zones. They are the basic zones of the bylaw and exist outside of any approved statutory plans, direct control or special area zoning/considerations.

**Zoning Bylaw:** A document that contains the rules and regulations for the development of land in Edmonton. The Zoning Bylaw may be amended over time.

## APPENDIX B: SUMMARY OF FEEDBACK ON ENGAGEMENT

<p>Value</p>	<ul style="list-style-type: none"> <li>+ This was a good chance to understand the scope of the project.</li> <li>+ I got to learn a lot about the inner workings, how decisions are made and how to advocate as a community league.</li> <li>+ Thank you for doing this. It's nice to have some input. It's awesome that you're trying to do this.</li> <li>+ Thank you very much for this opportunity. And watch out for the analysis paralysis</li> </ul>
<p>Community</p>	<ul style="list-style-type: none"> <li>+ It's good to see representation of community groups and industry. Good to have diverse perspectives.</li> <li>+ Just having the opportunity to hear from other people, especially because we have been isolated. Nice to hear other people's questions, ideas, and concerns. We don't have enough of that these days.</li> <li>+ Good to have diverse stakeholders. It pushes this process along in a more cohesive way and will lead to a positive outcome.</li> </ul>
<p>Improvement</p>	<ul style="list-style-type: none"> <li>+ More valuable feedback can be provided when we have more concrete changes, eg, number of zones.</li> <li>+ Have more specific examples that speak to the questions. This will help us better understand the potential implications (i.e., what's the connection between form-based zoning and the number of zones?</li> <li>+ Be clear on how the workshop and workbook feedback will be recorded and analyzed.</li> <li>+ More marketing and communication materials are needed to orient people to what zoning is and why it matters. This will help folks to get engaged and participate.</li> <li>+ Include or reference some of the information contained from the June 2021 report to the Urban Planning Committee. Knowing more about what the City was contemplating would have been valuable information when providing feedback (i.e. rezoning framework, regulating without the MNO, climate actions, how City is working with EPCOR).</li> </ul>
<p>Future Engagement</p>	<ul style="list-style-type: none"> <li>+ Let's have in-person "walk and talk" sessions.</li> <li>+ Targeted workshops for specific user groups (ie, developers, community leagues, business owners, etc.).</li> <li>+ Workshops or "jam sessions" on specific topics: MNO, developing conditions for uses.</li> <li>+ Community leagues just want to be seen as a partner and have a voice and want to be informed and provide input and want to know what's going on in their neighbourhood.</li> <li>+ Please make sure you engage fully on the Mature Neighbourhood Overlay. Your choices will eventually impact the trust of citizens and communities who participated in earlier engagement.</li> </ul>

# ZONING BYLAW RENEWAL INITIATIVE

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