

# Removing Barriers Through Edmonton's Land Use Bylaw

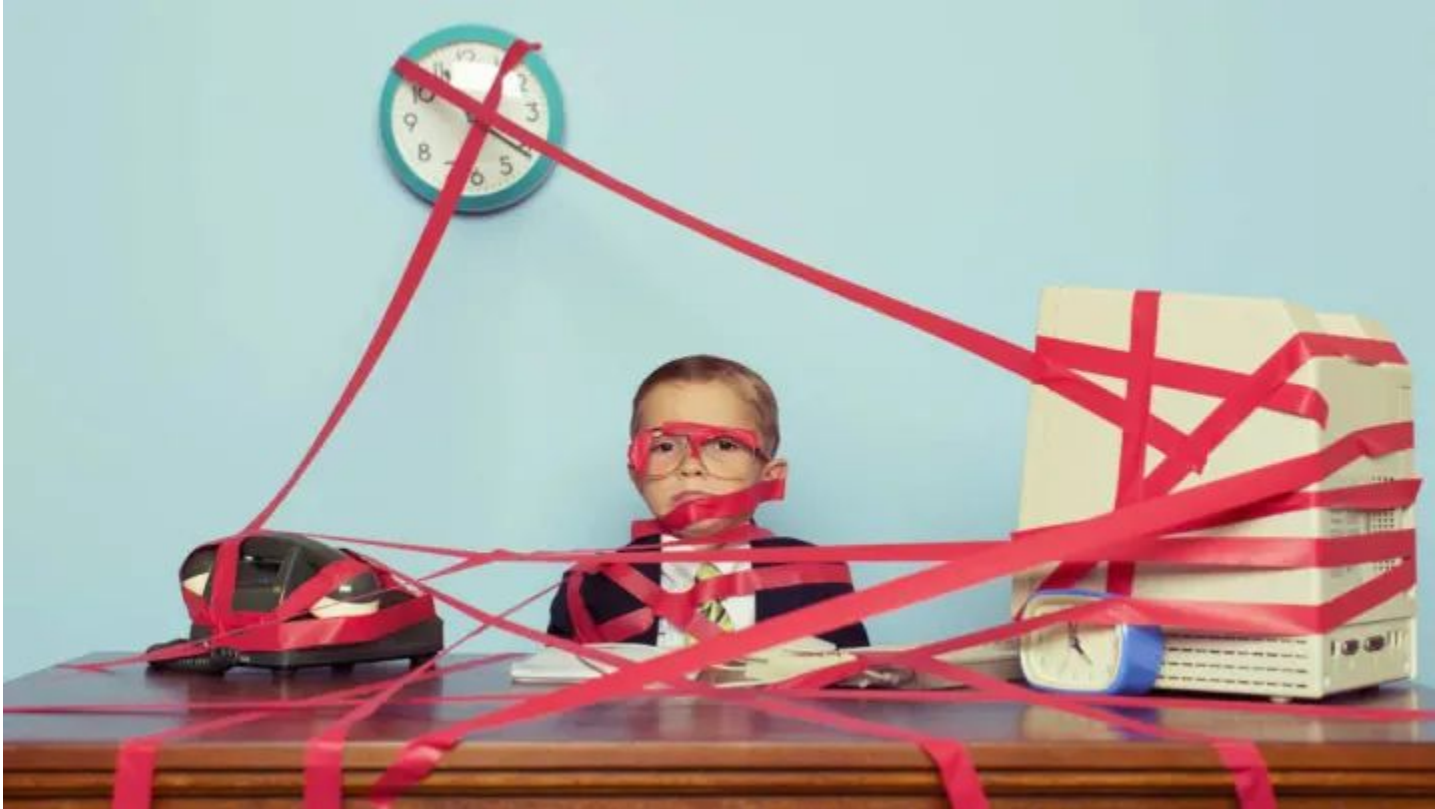
2023 CPAA Conference

**City of Edmonton**

Trevor Illingworth, Senior Planner, Zoning Bylaw Renewal

**Edmonton**

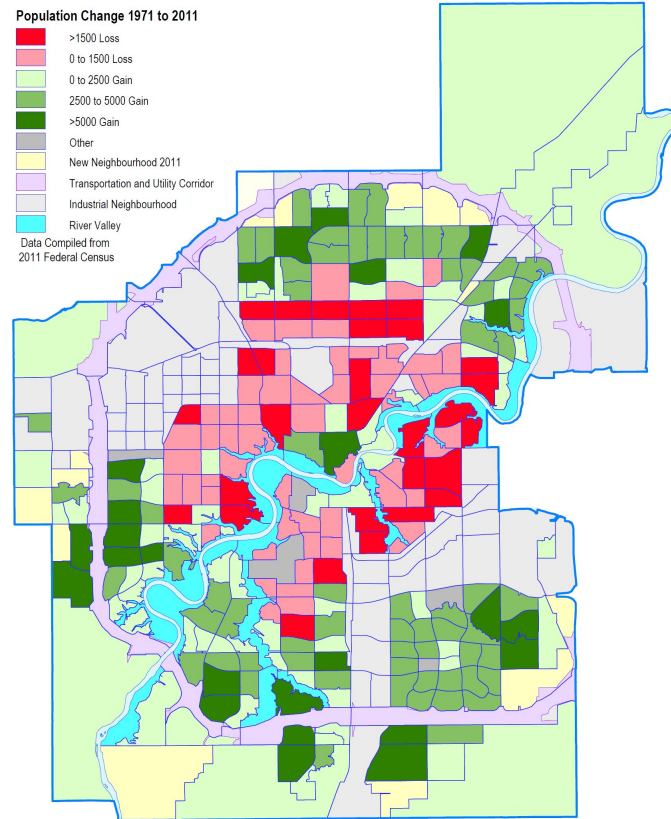
# Is zoning a barrier to the city we want?



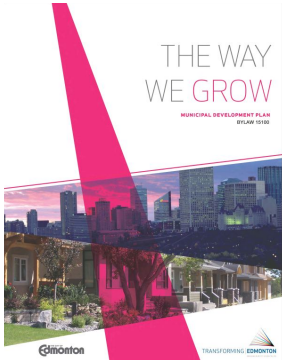
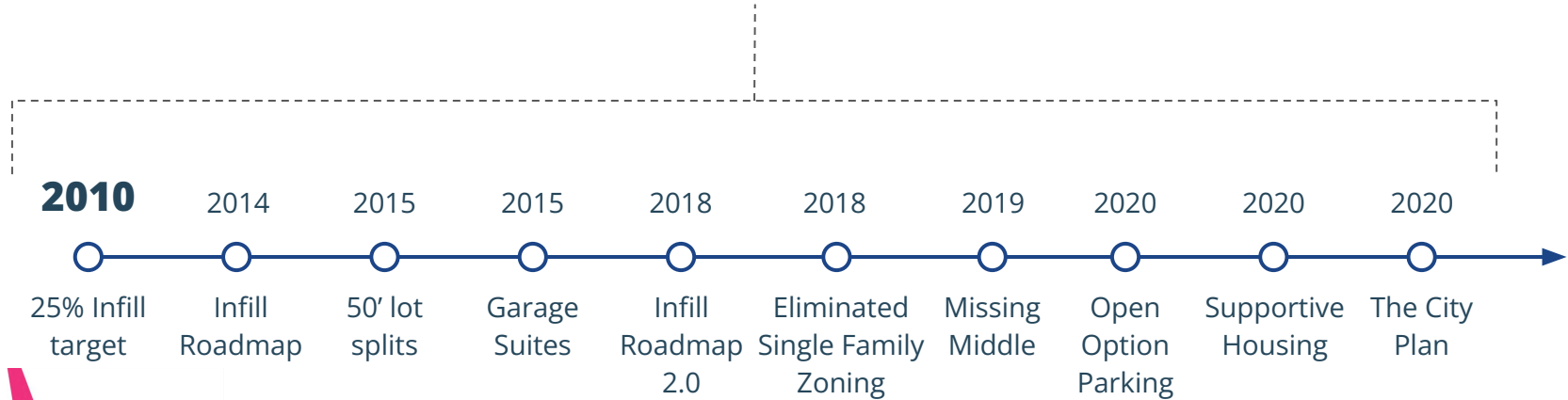
*Credit: RichVintage/iStock*

# Edmonton, 1971-2011

**-77,000** residents  
from mature and  
established  
neighbourhoods

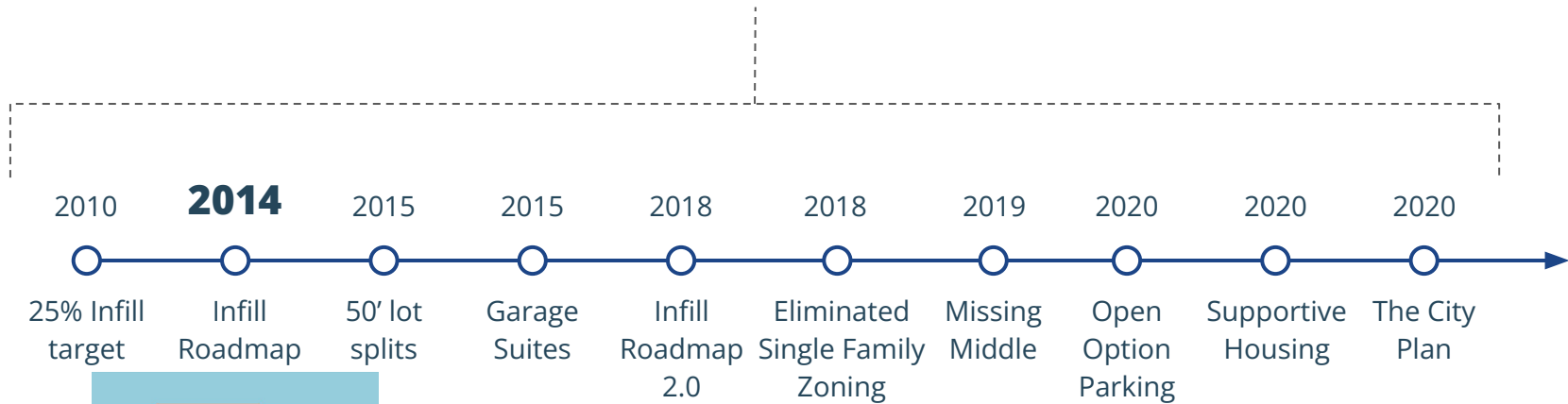


# Over a decade of **reducing and removing** zoning barriers

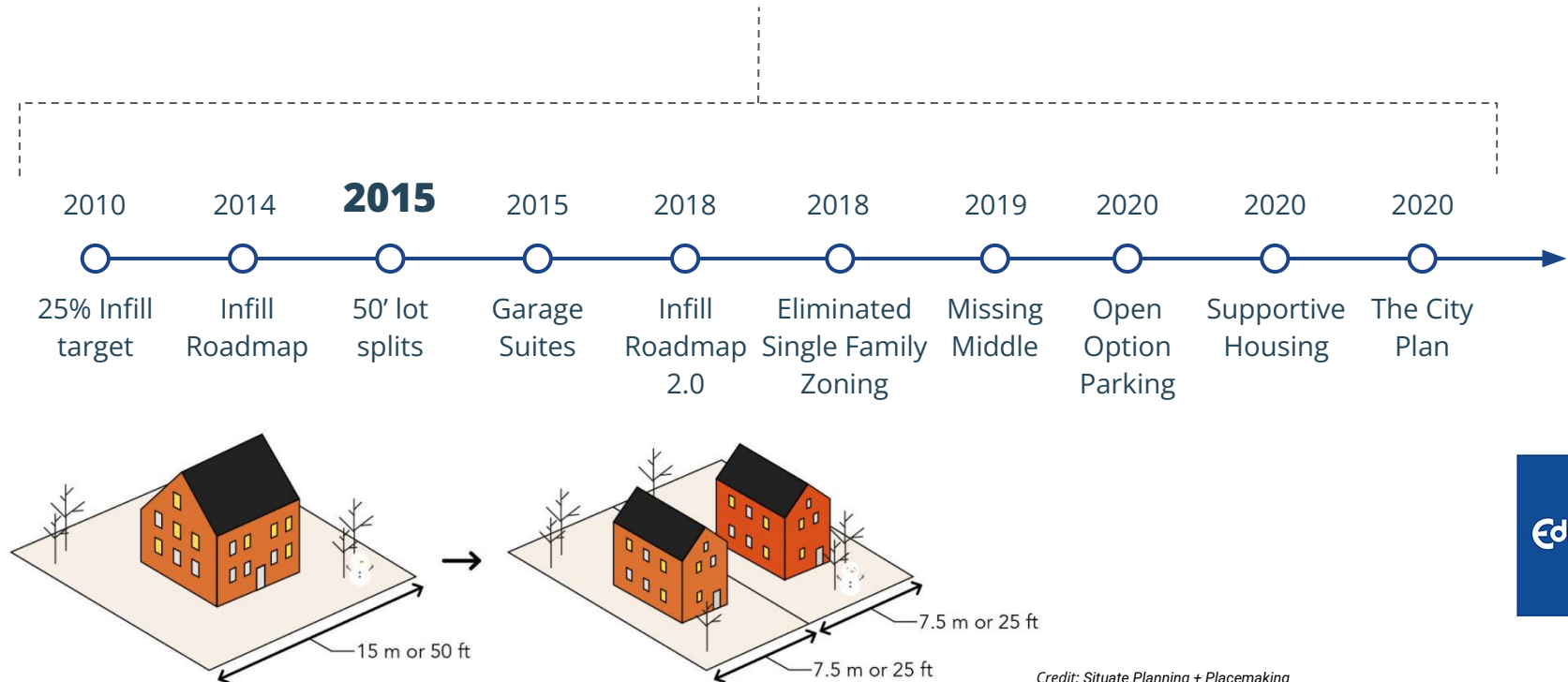




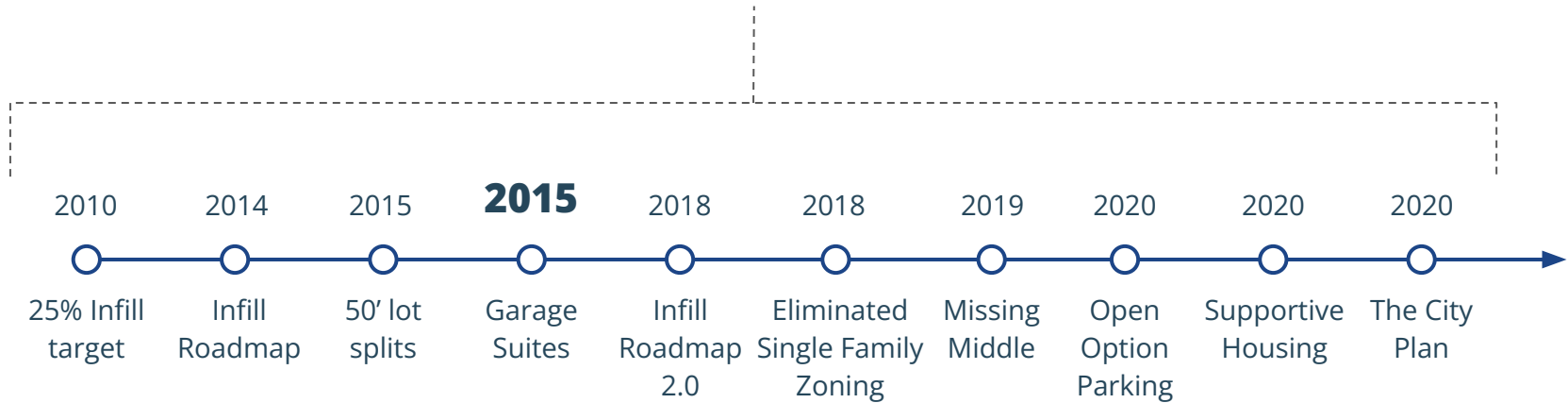
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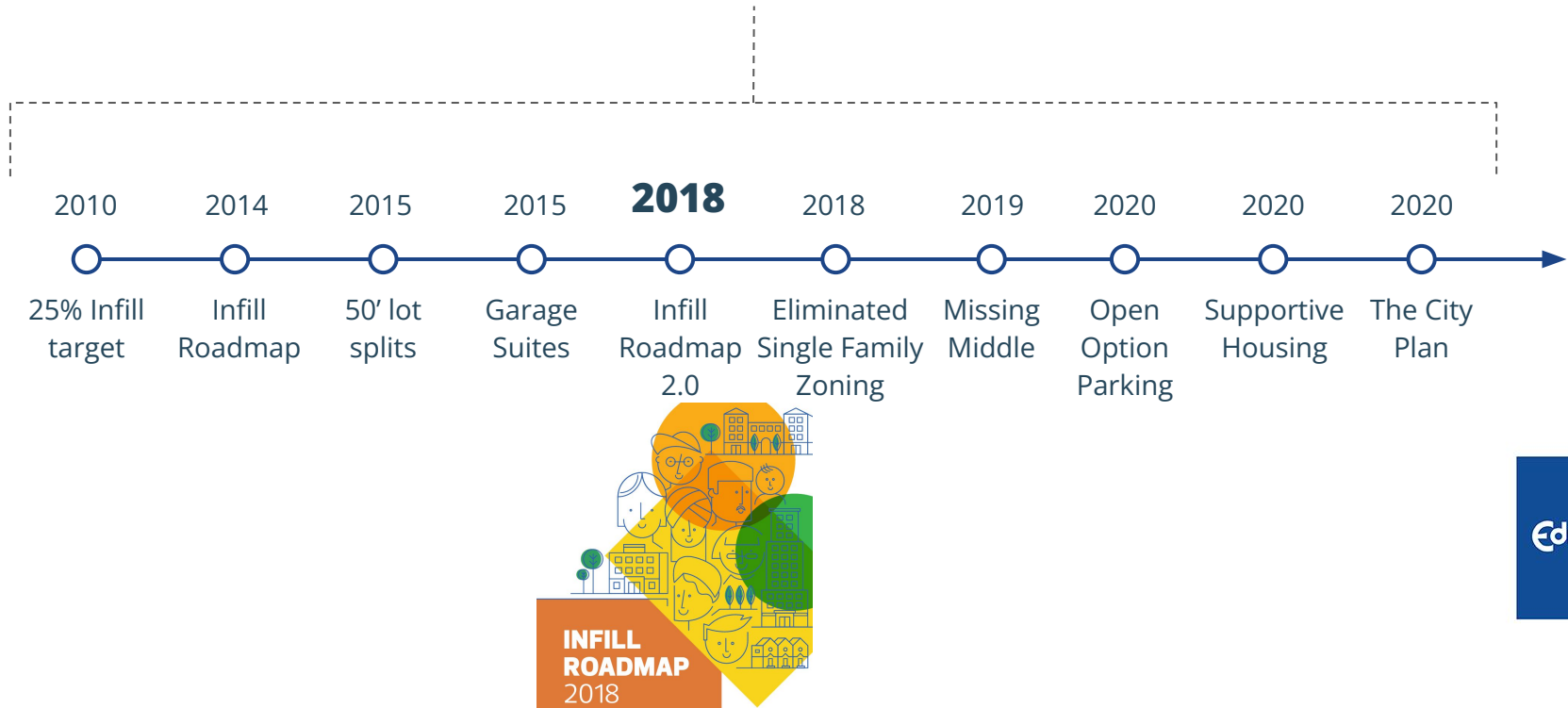
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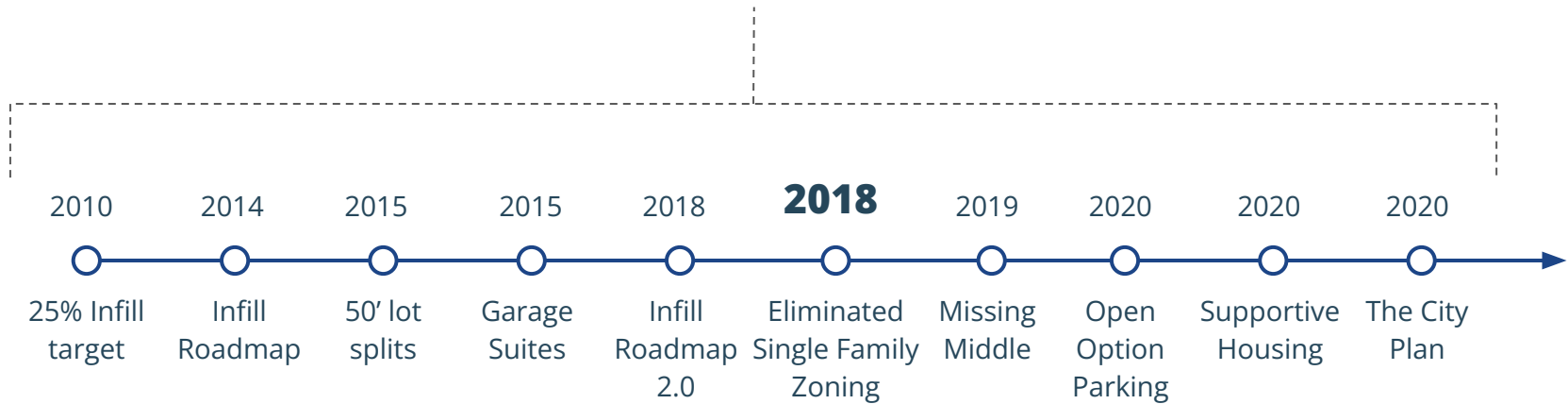


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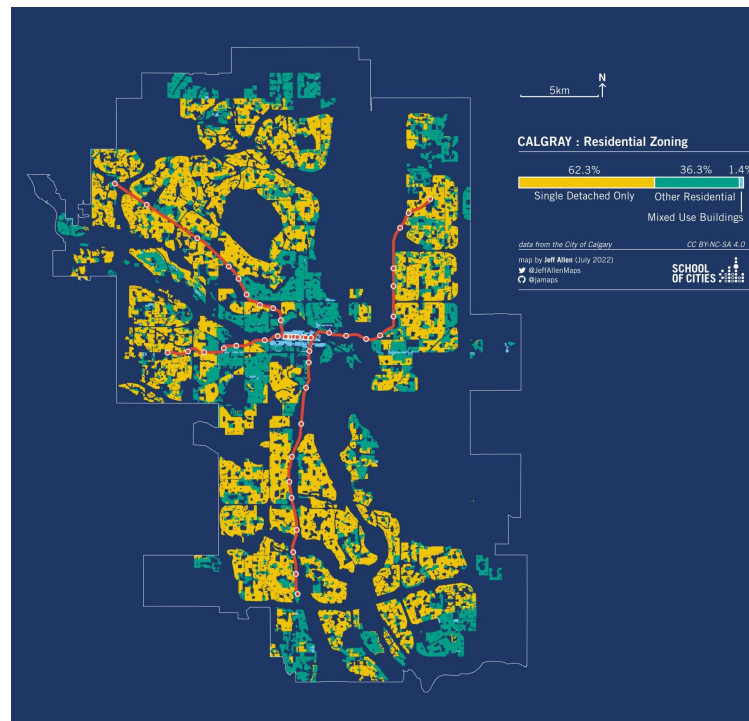
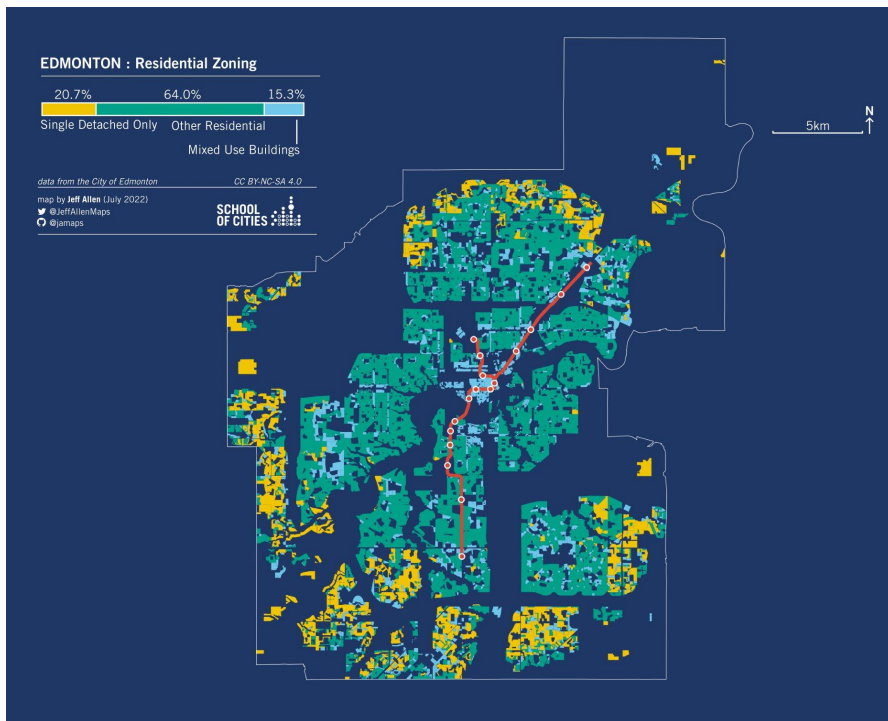


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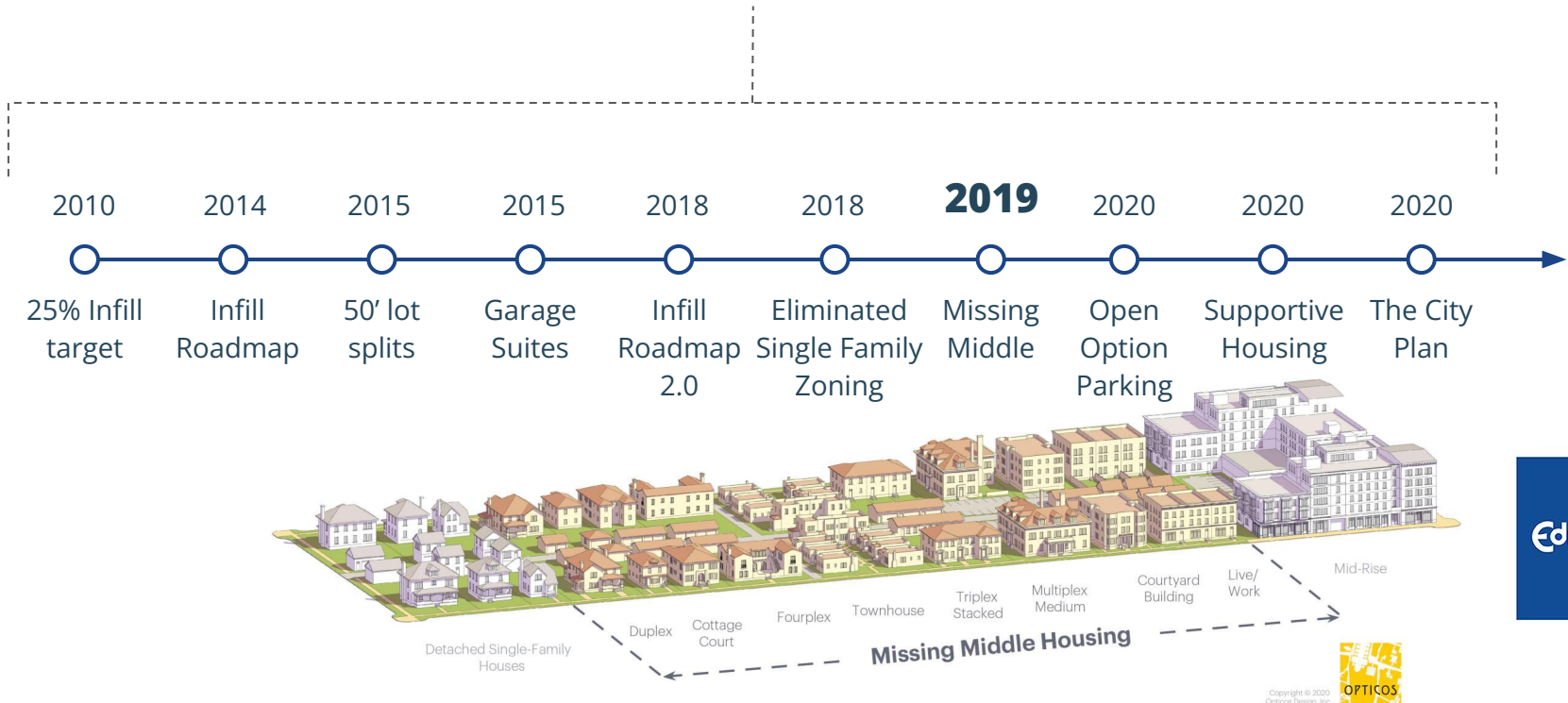
Credit: Ryan Herron/iStock

# Eliminating Single Family-only Zoning

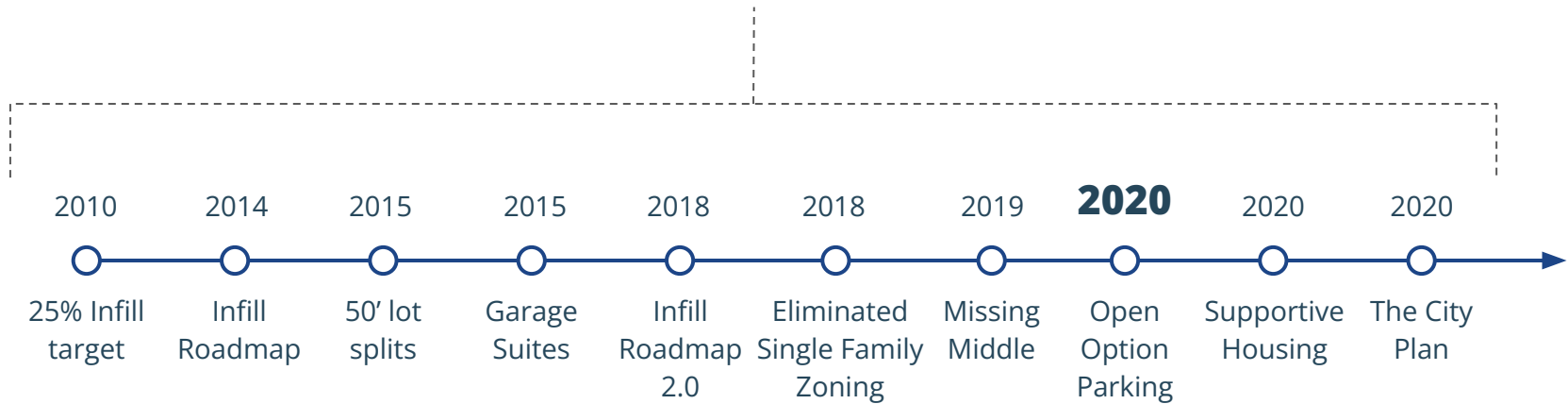


Credit: @JeffAllenMaps

# Over a decade of **reducing and removing** zoning barriers



# Over a decade of **reducing and removing** zoning barriers





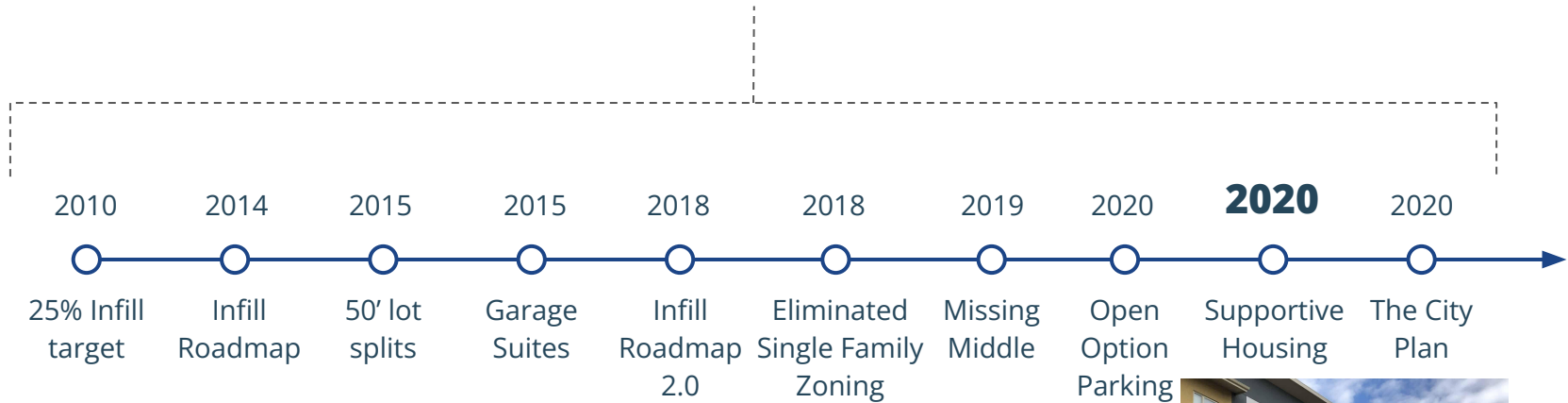
# Eliminating Minimum Parking Requirements



Credit: Vincent WR

Edmonton

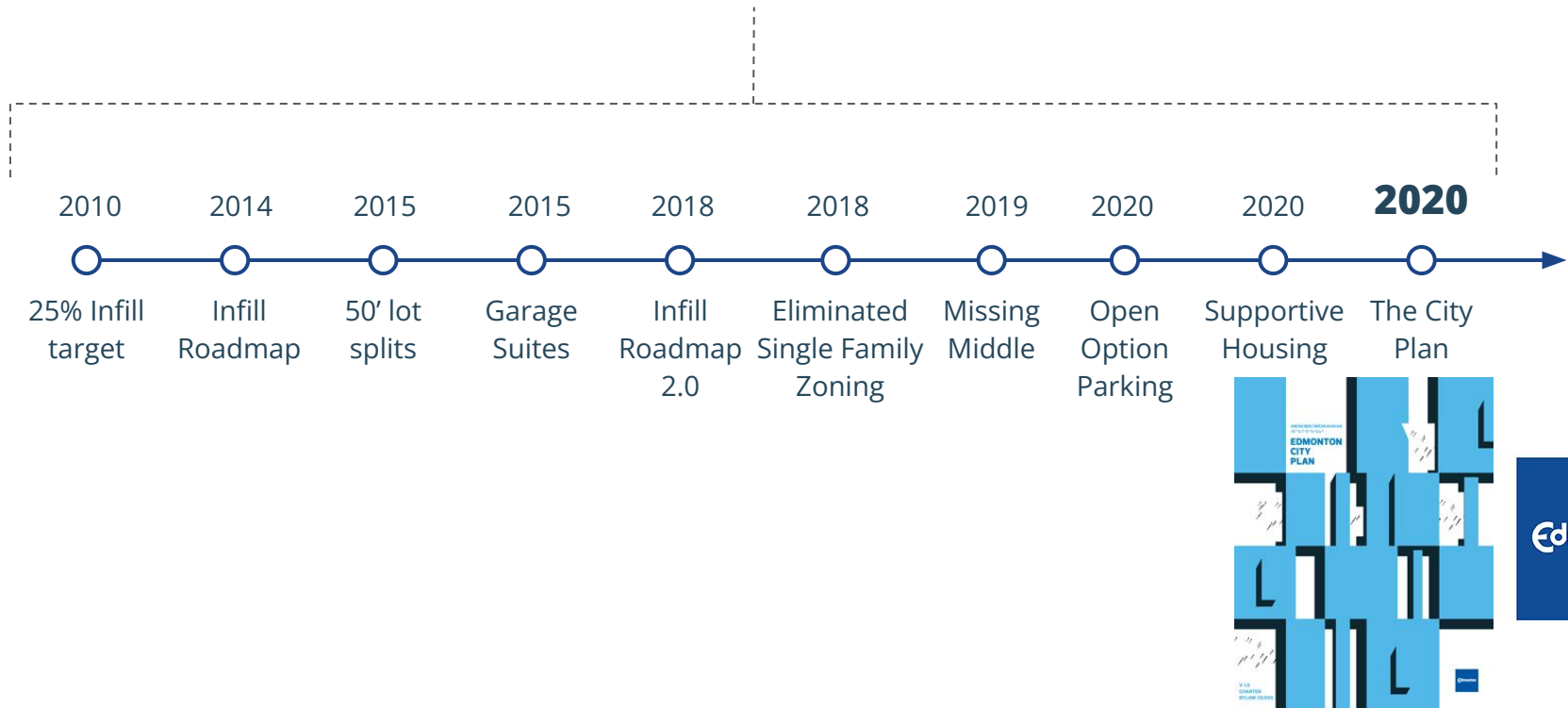
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Edmonton

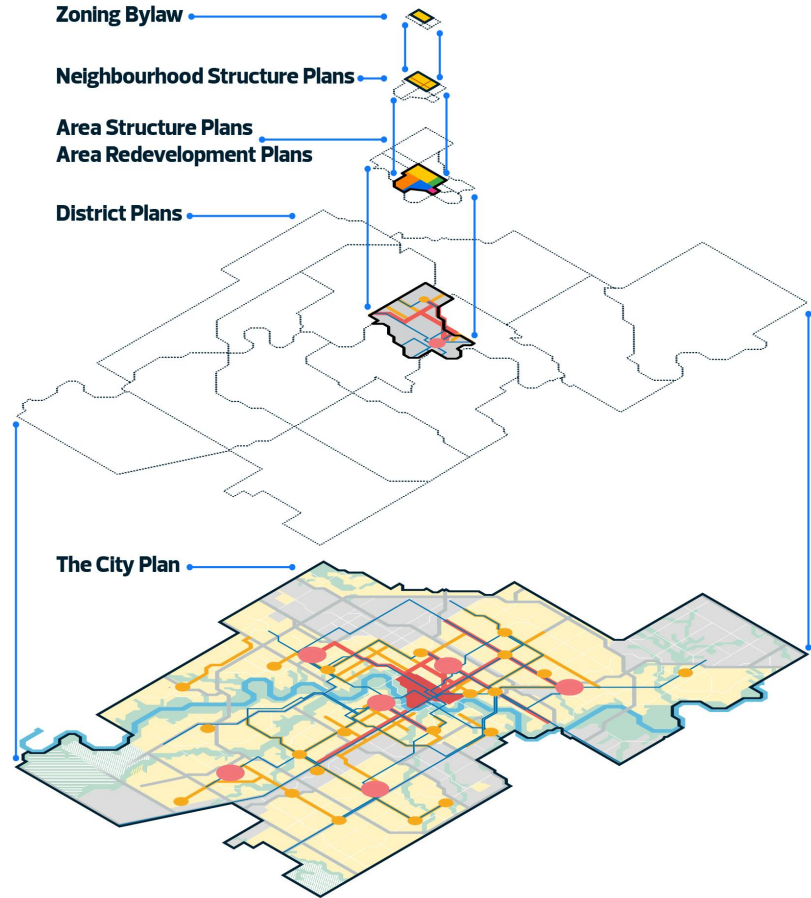
Credit: Rat  
Creek Press

# Over a decade of **reducing and removing** zoning barriers



# Planning Context

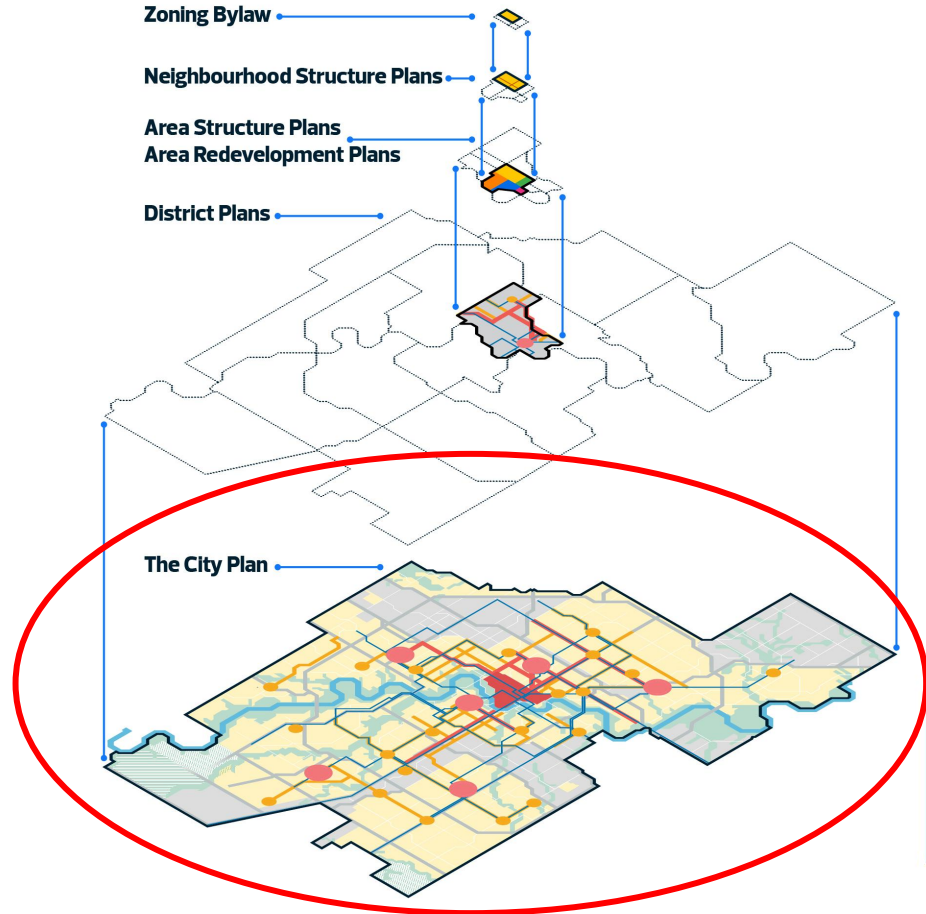
- + The City Plan (MDP)
- + District Plans
- + Area Structure Plans / Area Redevelopment Plans
- + Neighbourhood Structure Plans
- + Zoning Bylaw (LUB)





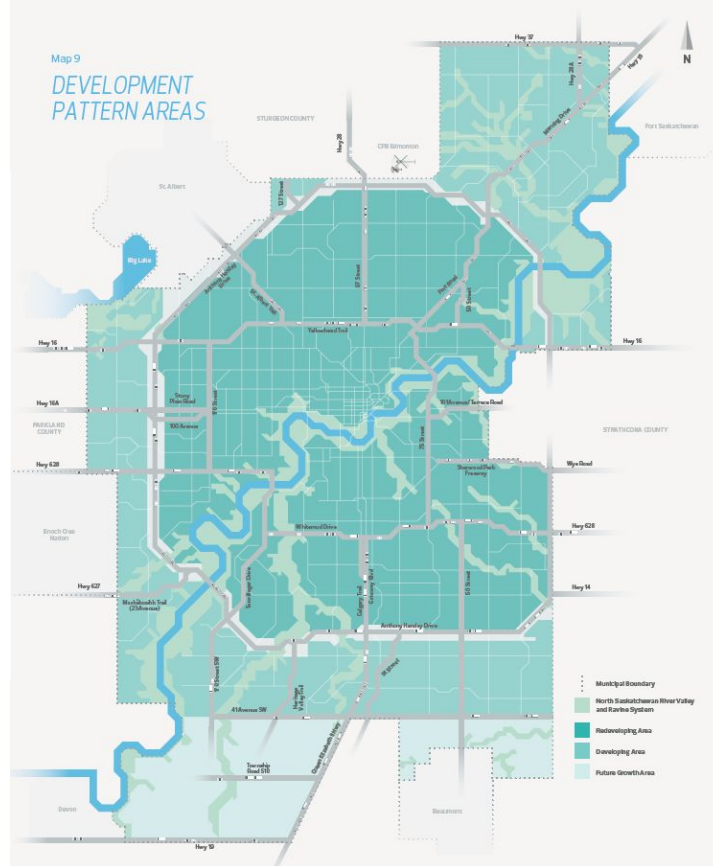
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- + **The City Plan (MDP)**
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# The City Plan Redeveloping Area

Target: +600,000  
residents over  
~50 years

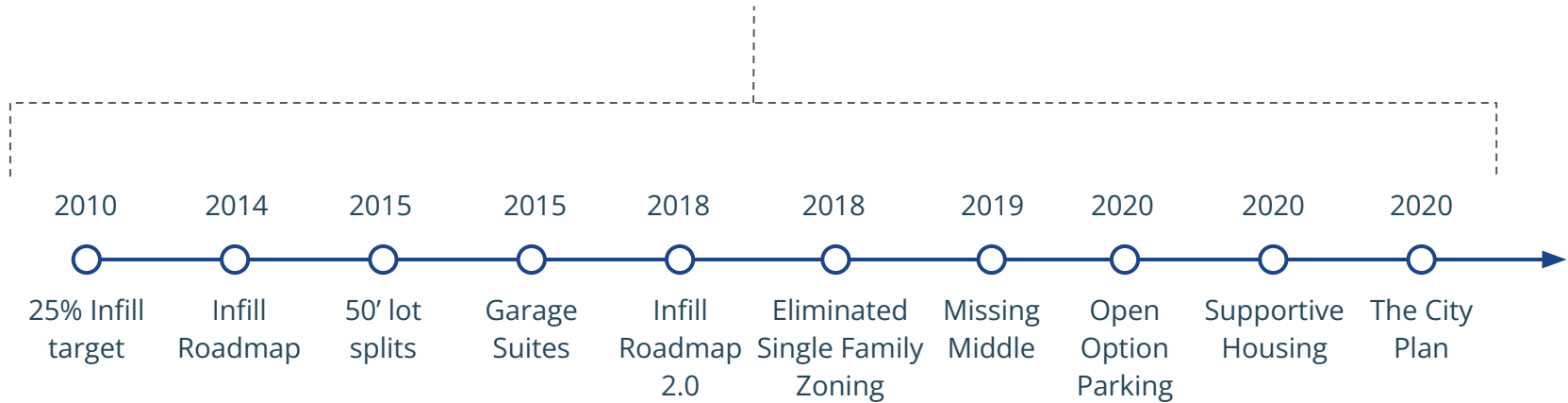


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# Over a decade of **reducing and removing** zoning barriers

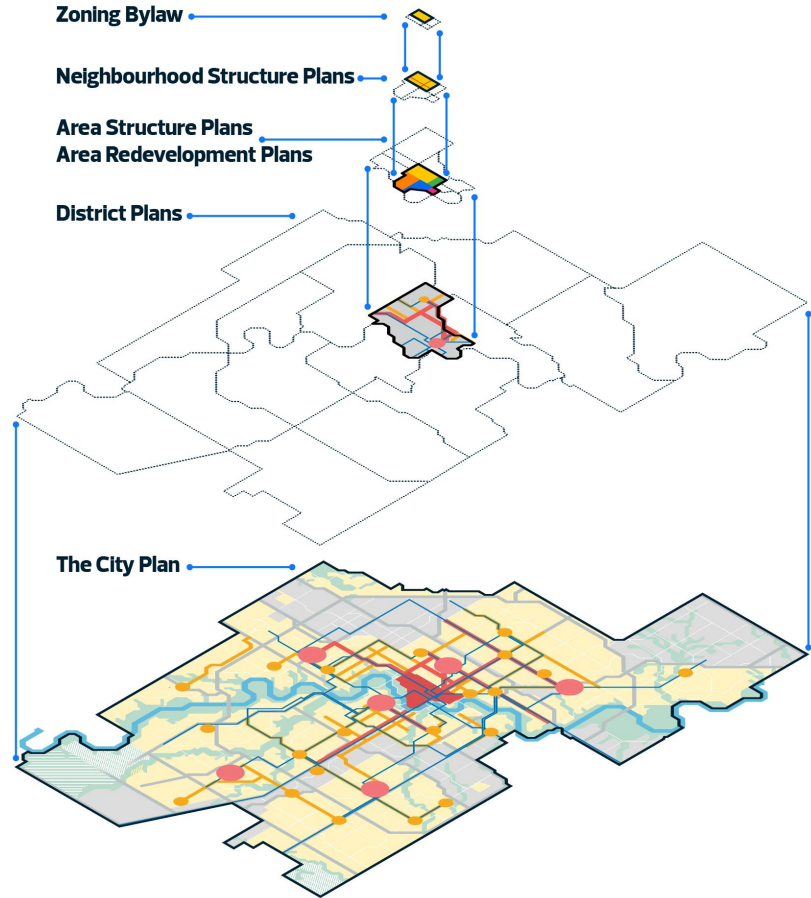


○ **2024** Zoning Bylaw Renewal



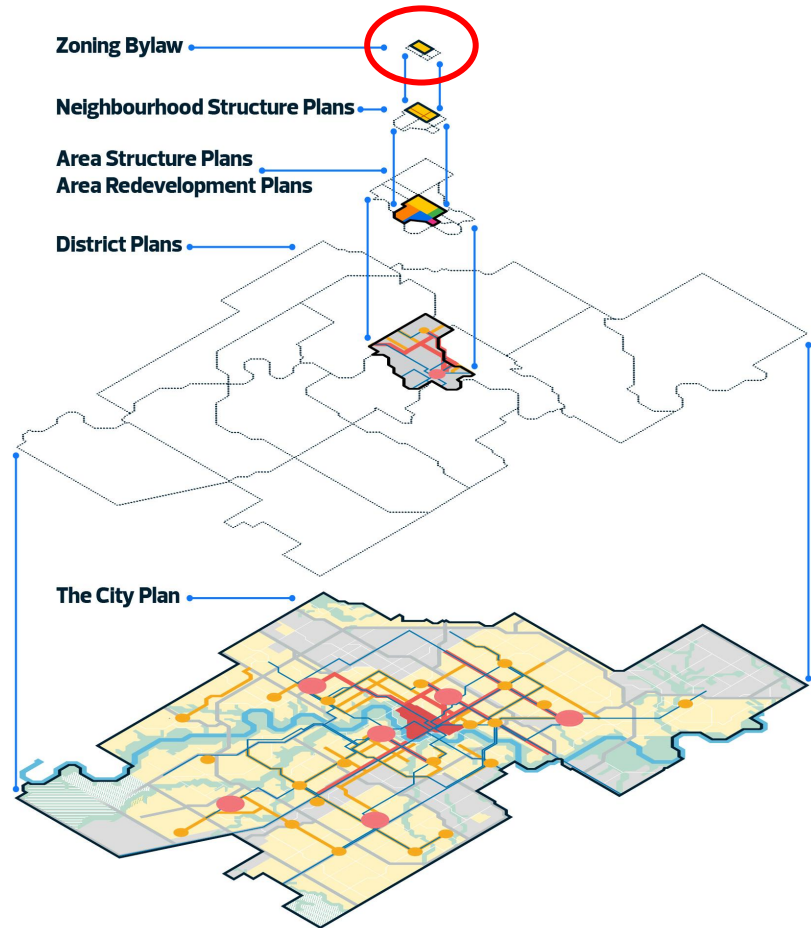
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- + The City Plan (MDP)
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- + **Zoning Bylaw (LUB)**



# Zoning Bylaw Renewal Initiative

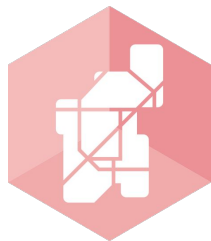
## Projects

### NEW ZONING BYLAW



Develop a **user-friendly** Zoning Bylaw that is **aligned** with City policies and directions

### REZONING



**Rezone** properties city-wide **to align** with the zones in the new Zoning Bylaw

### TECHNOLOGY



**Ensure a smooth transition** to a new Zoning Bylaw and new online tools (technology)

### IMPLEMENTATION



**Streamline & simplify** Zoning Bylaw regulations and associated services and processes

# Our Approach

1

New Layout  
and Interface

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Accessible  
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Fewer, More Enabling  
and Inclusive Zones

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A Zoning Bylaw for  
Everyone




**Gender Based Analysis  
Plus Pilot Project**

# New Layout and Interface

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## Edmonton Zoning Bylaw 12800



**Welcome to the Edmonton Zoning Bylaw**

Within the Zoning Bylaw, you can easily view regulations, schedules, site specific development control provisions and the Zoning Map.

On the left, there are a number of ways for you to see any part of the bylaw.

- Click on a book or page in the **Contents** and that page is displayed for you.
- Type in a keyword in the **Index** and all the entries are displayed for you. Scroll and click the entry you want.
- Type in a search word in **Search**, all entries matching your search word are displayed. Click the entry you want to display.

The City of Edmonton provides this information in good faith, but it gives no warranty nor accepts liability from any incorrect, incomplete or misleading information, or its use for any purpose.

Certified copies of the official Bylaw and amendments are available from the Office of the City Clerk. However, any interpretation or inquiries regarding the Bylaw should be directed to:

Sustainable Development  
Phone: 311 or (780) 442-5054

**Table of Contents**

Bylaw 12800, as amended. <a href="#">Record of Text Amendments</a>	
Part I	<a href="#">Operative and Interpretive Clauses</a> <a href="#">General Administrative Clauses</a> <a href="#">General Development Regulations</a> <a href="#">Special Land Use Provisions</a>
Part II	<a href="#">Residential Zones</a> <a href="#">Commercial Zones</a> <a href="#">Industrial Zones</a> <a href="#">Urban Service Zones</a> <a href="#">Agricultural and Reserve Zones</a> <a href="#">Direct Control Provisions</a> <a href="#">Overlays</a> <a href="#">Special Areas</a>
Part III	<a href="#">Zoning Map</a>

# New Layout and Interface

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**Part III**

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**Zoning Bylaw**





# New Layout and Interface


Edmonton

Draft Zoning Bylaw

Zoning Map (coming soon)

Record of Text Amendments

Bylaw PDF

Search 

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Part 2 - Standard Zones and Overlays

+

Part 3 - Special Area Zones

+

Part 4 - Direct Control Zones

+

Part 5 - General Development Regulations

+

Part 6 - Specific Development Regulations

+

Part 7 - Administrative and Interpretive Clauses

+

The New Home for the City of Edmonton's Zoning Bylaw

Welcome to the future home of the new City of Edmonton's Zoning Bylaw.

Pending the bylaw's approval at public hearing in October 2023, the new Zoning Bylaw will come into effect on January 1, 2024. The new Zoning Bylaw will be housed on this new online platform with a new organizational structure and graphics to help make the bylaw easier to understand and use. The platform currently contains some draft content from the new Zoning Bylaw.

The new Zoning Bylaw website's development will happen in 2 phases.

**Phase I - Completed December 2022**

Build the new platform with the following considerations:

- A modern appearance
- New pop-up displays for additional information
- Accessibility features such as image captions
- Easy-access links to the new interactive Zoning Map (location of link identified) and to the record of Zoning Bylaw text amendments.

**Phase II - Anticipated October 2023**

Refine the platform based on feedback received in Phase I and items previously identified for consideration.

# Accessible Language: Before

1. Site and building layouts shall include design elements that take the principles of Crime Prevention Through Environmental Design (CPTED) into consideration, particularly for commercial, industrial, multi-unit residential Uses and Vehicle Parking Uses. These elements may include, but are not limited to: elements that allow for natural surveillance, increase sightlines and activity; and high quality interior and exterior lighting. The physical layout and landscaping shall reduce the vulnerability of pedestrians by avoiding areas of concealment or entrapment such as: long public corridor spaces, stairwells, or other movement predictors),; avoiding landscaping hazards such as: unpruned trees, rocks that can be thrown, or blind corners; and by locating Vehicle Parking areas close to building access points and by using wayfinding mechanisms. The Development Officer may require a Crime Prevention Through Environmental Design assessment prepared by a qualified security consultant, or similar professional, and may apply conditions to the approval of the Development Permit based on the recommendations of the CPTED assessment to promote a safe physical environment.

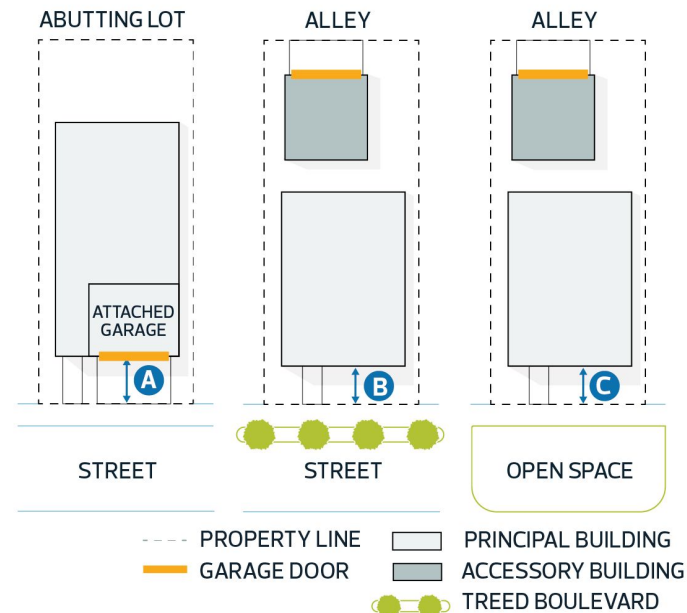
# Accessible Language: After

- 1.1 All developments must include the following design elements to promote a safe urban environment by providing natural surveillance, clear sightlines and wayfinding:
  - 1.1.1 Outdoor spaces must be well-lit.
  - 1.1.2 Entrapment spots and blind corners must be avoided or sufficiently mitigated.
  - 1.1.3 Pathways and building access points, where provided, must be clearly defined.
  - 1.1.4 Developments must provide clear signage, or other wayfinding techniques, where applicable.
- 1.2 Crime Prevention Through Environmental Design (CPTED) assessments must be prepared by a qualified security consultant, architect, or similar professional.
- 1.3 CPTED assessments must include the following content and recommended mitigation measures, where applicable:
  - 1.3.1 Site context, including Site location and surrounding developments;
  - 1.3.2 project overview;
  - 1.3.3 building design, including stairwells and access points;
  - 1.3.4 Parking Areas;
  - 1.3.5 security features and access controls;
  - 1.3.6 outdoor lighting;
  - 1.3.7 outdoor signage, or other wayfinding techniques;
  - 1.3.8 sightlines, blind corners, and potential entrapment spots;
  - 1.3.9 Pathways;
  - 1.3.10 Landscaping;
  - 1.3.11 public spaces; and
  - 1.3.12 any other relevant content.

# More Diagrams

**Table 1.1 Front Setback Regulations**

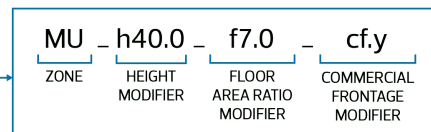
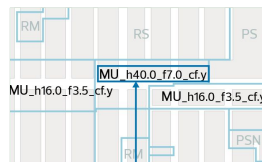
Section	Regulation	Value	Symbol
1.1.1	Minimum Front Setback	4.5 m	<b>A</b>
<b>Unless 1 or more of the following applies:</b>			
1.1.2	Minimum Front Setback where a Treed Boulevard is provided and vehicle access is from an Alley	3.0 m	<b>B</b>
1.1.3	Minimum Front Setback where the development is for Reverse Housing	3.0 m	<b>C</b>



# Fewer, More Enabling Zones

## Proposed Actions:

- + Reduction from **46 to 24** standard zones
- + Focus more on regulating form and impact; allow wider range of uses
- + Increased flexibility built in to reduce requirement for rezoning
- + Reduce reliance on site-specific direct control zoning
- + Introduction of 'Zone Modifiers'



# Fewer, More Enabling Zones: Case Study





# Fewer, More Enabling Zones: Case Study



# Fewer, More Enabling Zones: Case Study



# Broader Uses

## Proposed Actions:

Reduce and consolidate uses: from **125 to 51**

- + Consolidate similar uses into broader use categories
- + Regulate activities according to land use impacts
- + Single 'Residential' use class combining all housing arrangements

Reducing discretionary uses

- + Provide additional development regulations in each zone for specific uses to mitigate potential land use impacts

# Residential Use: Single Detached Housing





# Residential Use: Semi-detached & Duplexes



# Residential Use: Row Housing





# Residential Use: Backyard Housing



# Residential Use: Small Apartments





# Residential Use: Cluster Housing



# Purposeful and Enforceable Regulations:

## Decision Informing Tool

- + Is there a legal requirement to regulate this?
- + Is it a land use issue?
- + Is it a health and safety issue?
- + Would regulating this align with long term policy?
- + Will it have an equity impact?
- + What are the service impacts? Does it simplify the development process?
- + Is it enforceable? Would it be a priority to enforce this if there was a complaint?
- + Is there an alternate means of regulation (ie, another bylaw)?

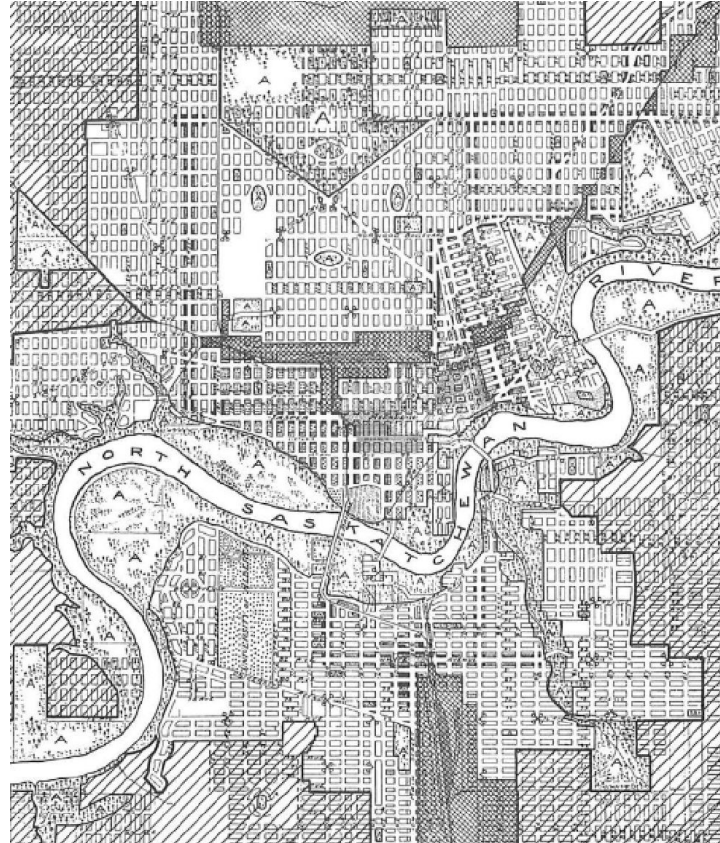
# A Zoning Bylaw for Everyone:

## Equity and the Zoning Bylaw

- + Advance The City Plan's vision for an inclusive & compassionate city
- + Reflect Edmonton's current size, future direction, and diversity:
  - Accommodate all housing needs
  - Support informal gatherings, recreation, arts, culture, and spirituality
  - Foster greater clarity and understanding of the bylaw, enabling more people to engage and use
- + Intersect planning best practice with an equity lens

# History of Zoning

- + Organize land uses
- + Minimize conflicts
- + Exclusionary of certain segments of the population
- + Impacted and resulted in displacement of many First Nations, Inuit, and Métis people



*Edmonton's 1933 Zoning Map*



# A Zoning Bylaw for Everyone:

## GBA+ and Equity Toolkit



A **tool** to provide guidance to the Zoning Bylaw Team (and others) on how best to consider concepts of equity and diversity while drafting regulations



An **opportunity** to offset the disproportionate impacts felt by certain segments of the population



An **opportunity** for introspection and consideration of privilege and equity in the work that Edmonton's administration undertakes

# How we are measuring success

## Sample Measures:

- + Decrease in the number of rezonings
- + Reduction in direct control zoning
- + Gradual decrease in variance requests over time
- + Reduction in development permit timelines over time
- + The number of development permit appeals decreases
- + Increased housing supply and variety in developing and redeveloping areas

# Thank you!

For more info visit  
[edmonton.ca/\*\*ZoningBylawRenewal\*\*](https://edmonton.ca/ZoningBylawRenewal)

The logo for the City of Edmonton, featuring the word "Edmonton" in white text on a dark blue rectangular background. The background of the slide also features a decorative pattern of light blue and white isometric cubes on the right side.

Edmonton