



Is Zoning a Barrier to the City We Want?

2024 Plan Canada Webinar Progressive Planning Tools

City of Edmonton

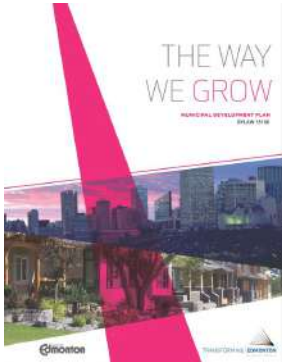
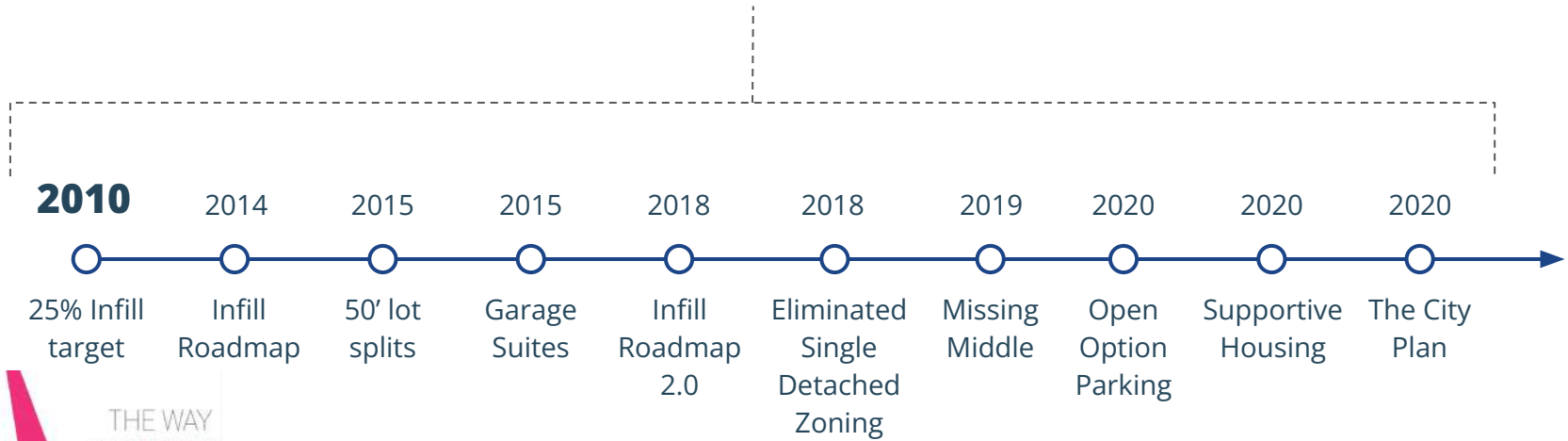
Trevor Illingworth, Senior Planner, Zoning Bylaw Renewal

November 5, 2024

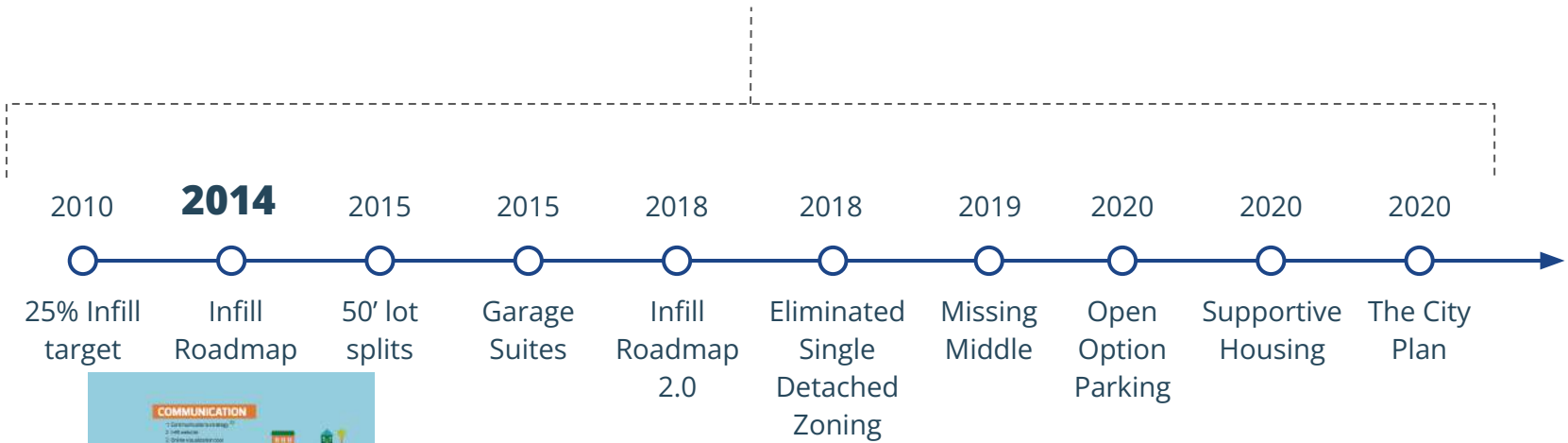
Edmonton

Reducing Barriers to Housing

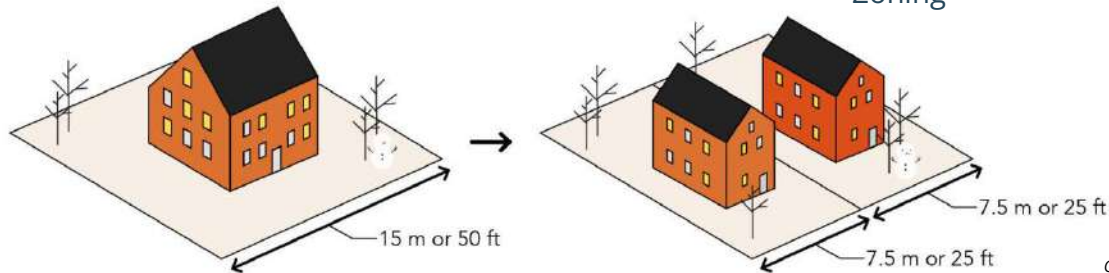
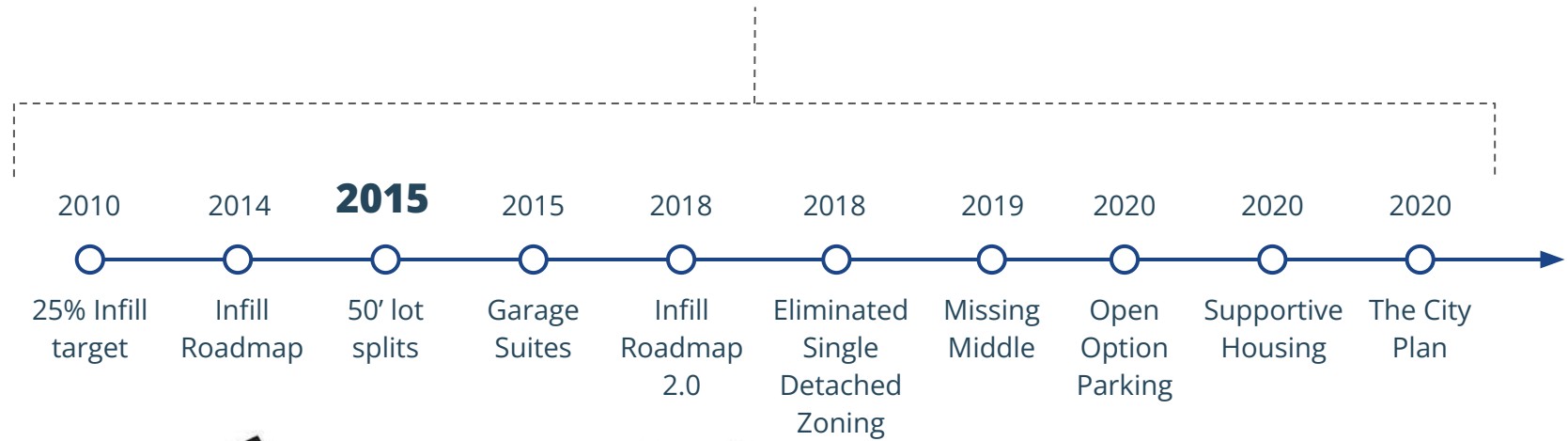
Over a decade of **reducing and removing** zoning barriers



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

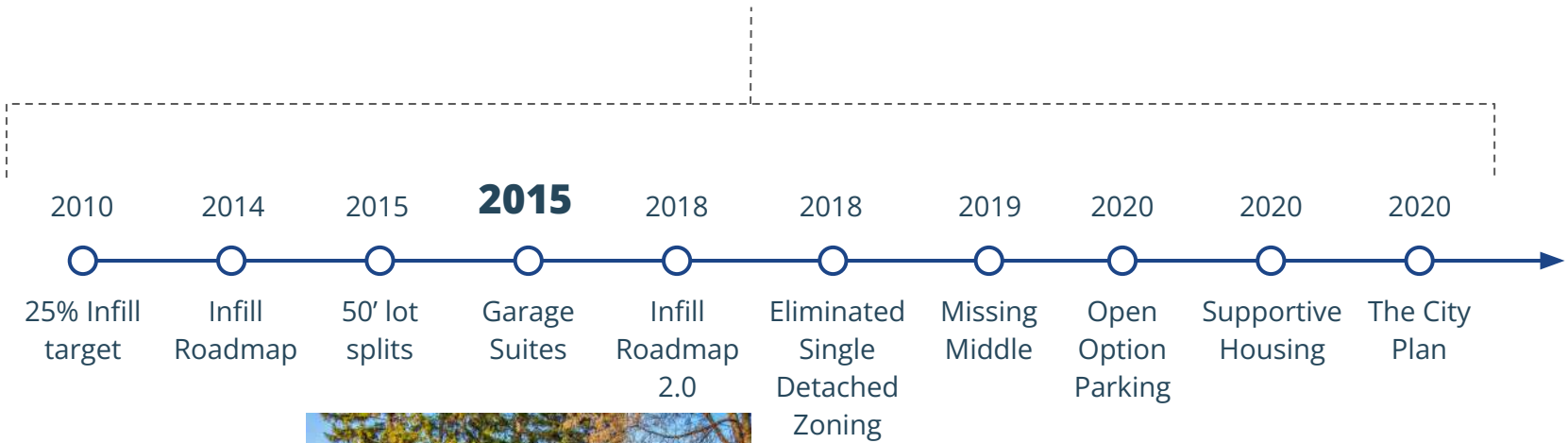


Over a decade of **reducing and removing** zoning barriers

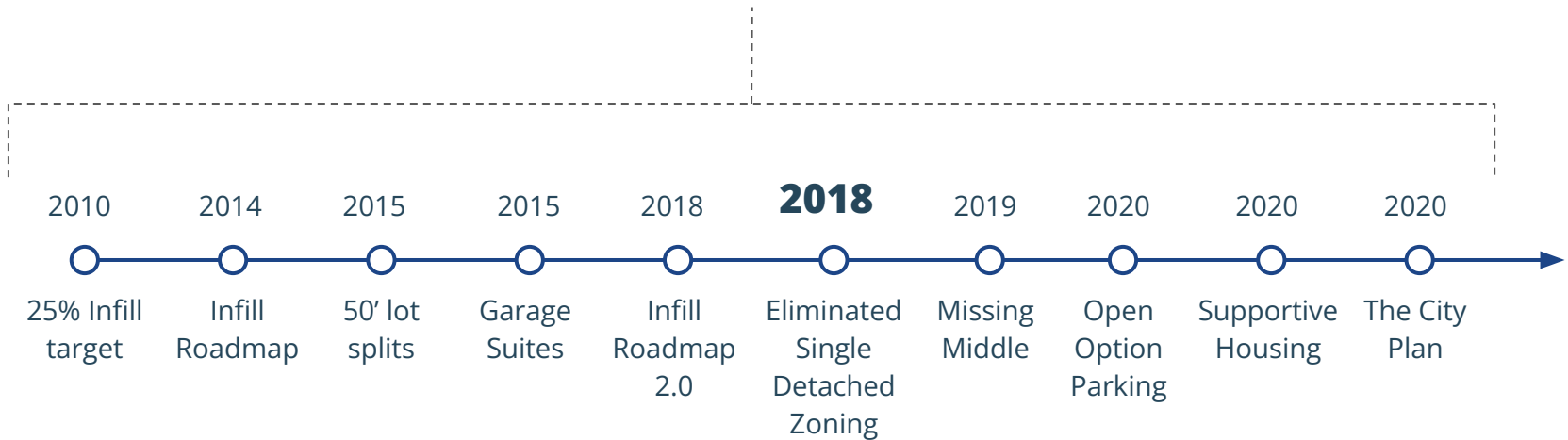


Credit: Situate Planning + Placemaking

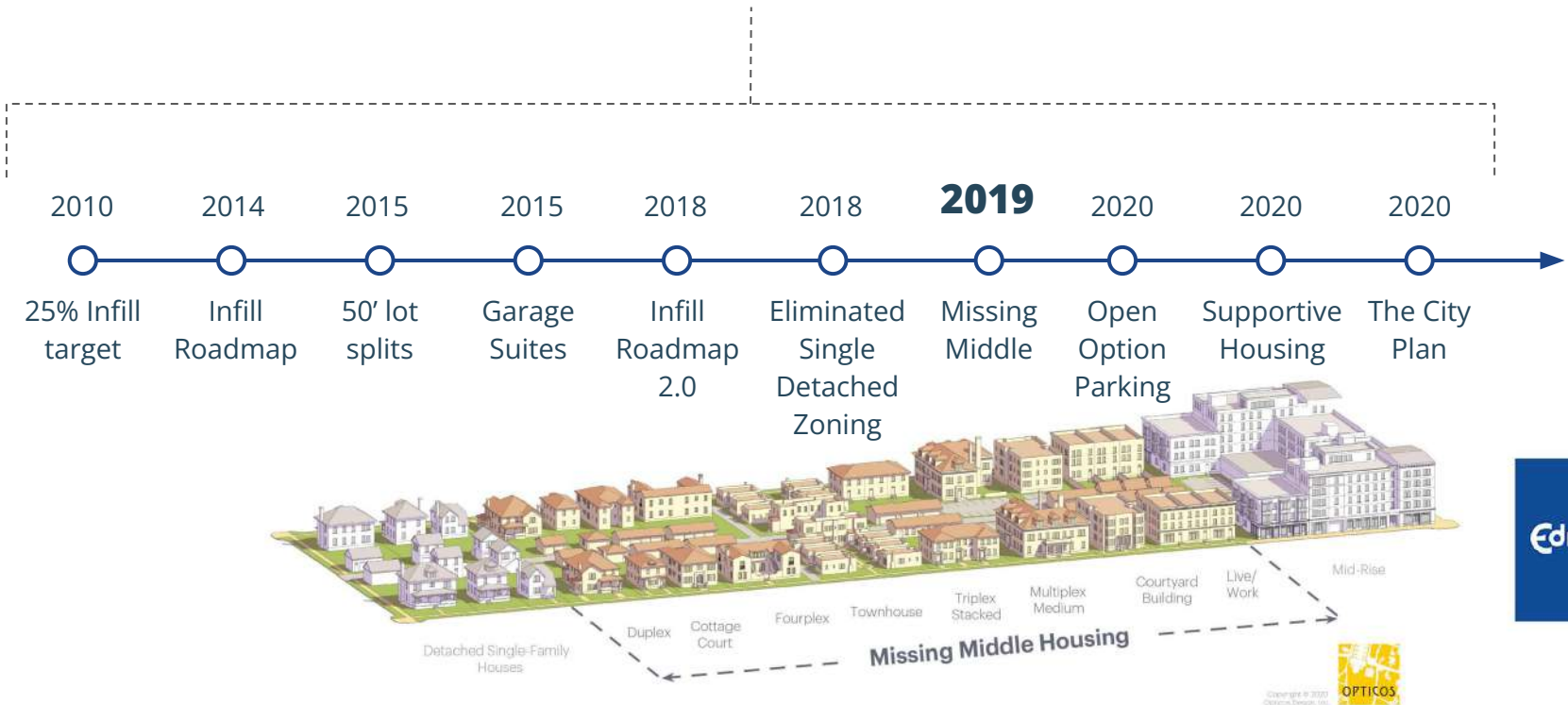
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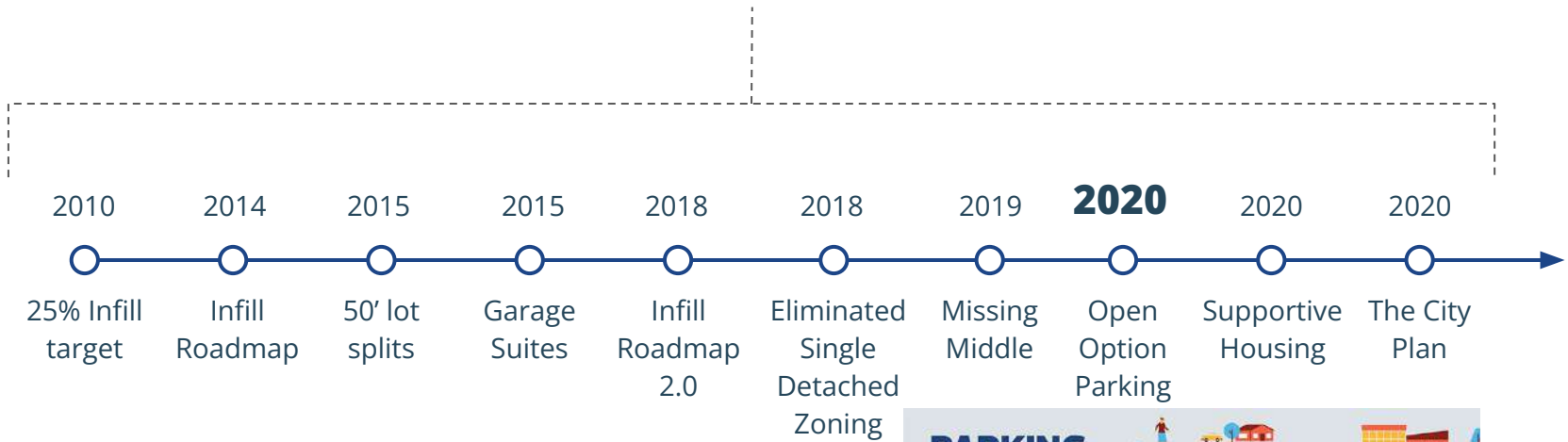
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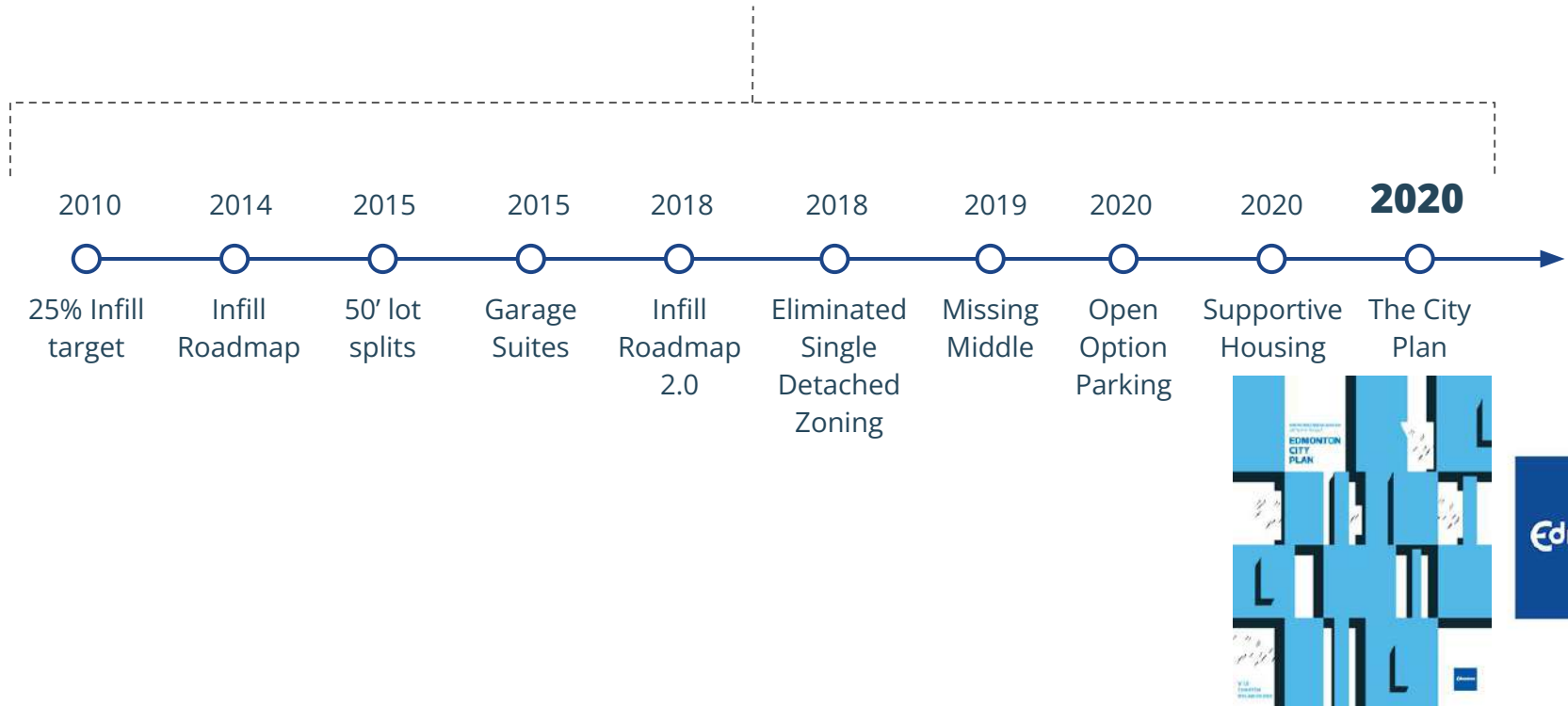
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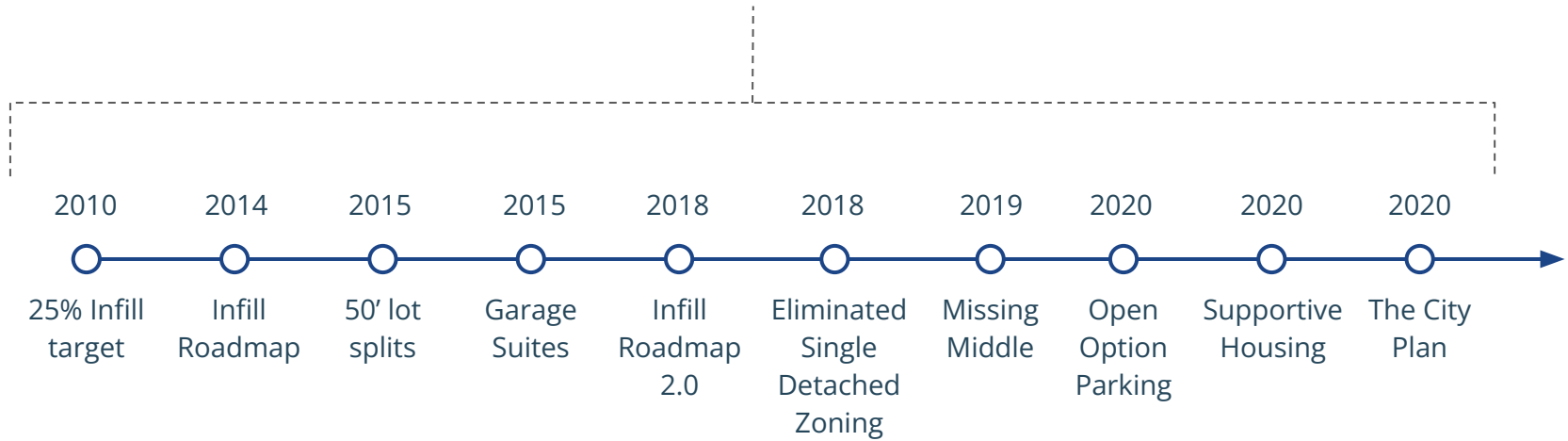


The City Plan Redeveloping Area

Target: 50% of net new dwellings through infill

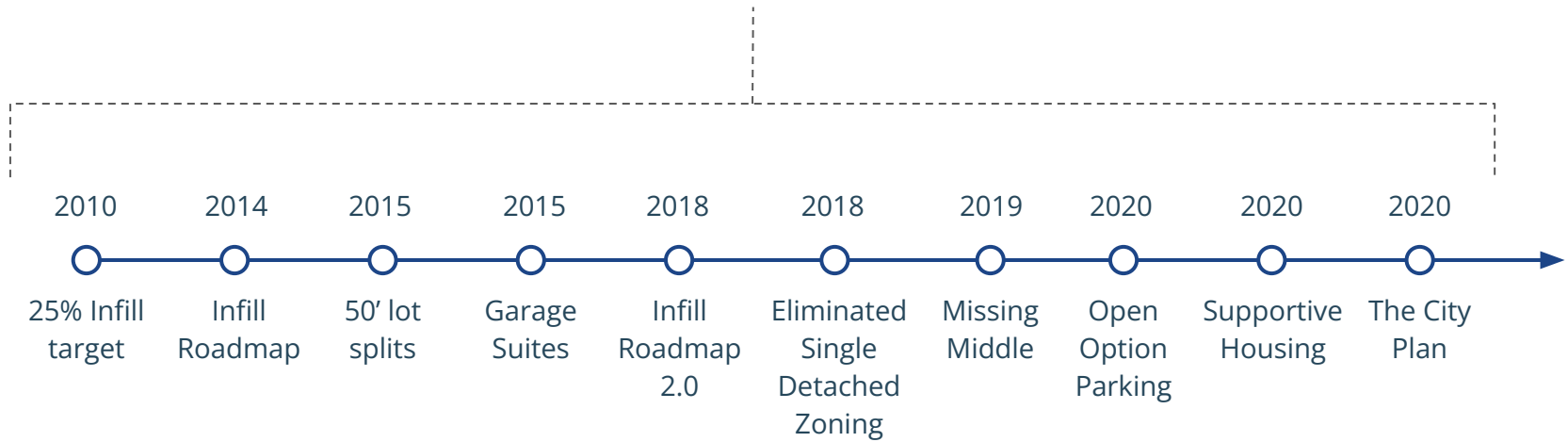


Over a decade of **reducing and removing** zoning barriers



○ **2024** Zoning Bylaw Renewal

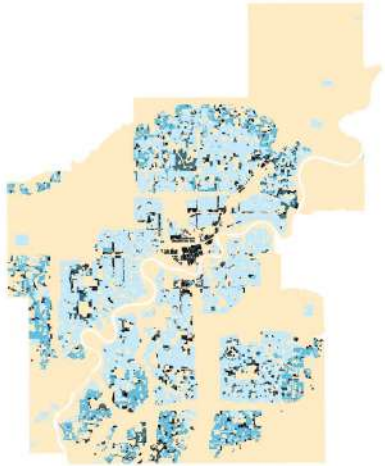
Over a decade of **reducing and removing** zoning barriers



○ **2024** Zoning Bylaw Renewal

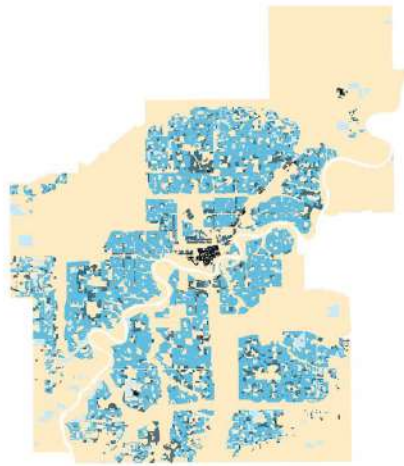
↳ 8+ Dwellings on typical residential lot

A Decade of Zoning Changes



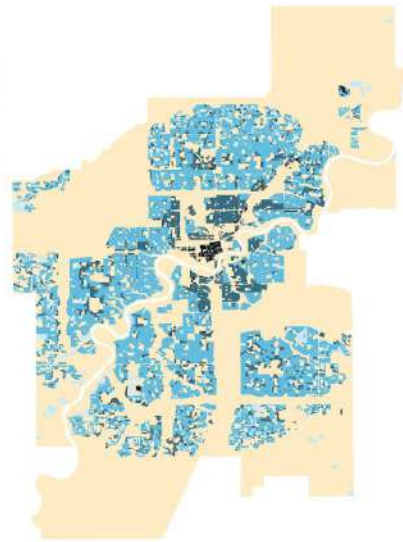
2014

-Creation of first Infill Roadmap: 23 actions aimed at reducing barriers to infill.



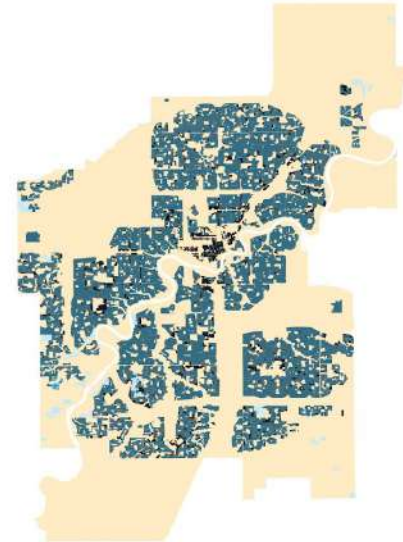
2018

-Minimum allowance of semi-detached and duplex housing permitted in nearly all residential zones, effectively eliminating single detached-only zoning.



2019

-“Missing middle” zoning changes allow rowhousing and multi-unit housing on all lots in core neighbourhoods.



2024

-New zoning bylaw comes into effect.
-8+ dwellings of any type allowed on a typical residential lot city-wide.

Single Detached House
Semi detached / Duplex
Rowhousing / Multi-unit
Higher-density / Mixed Use

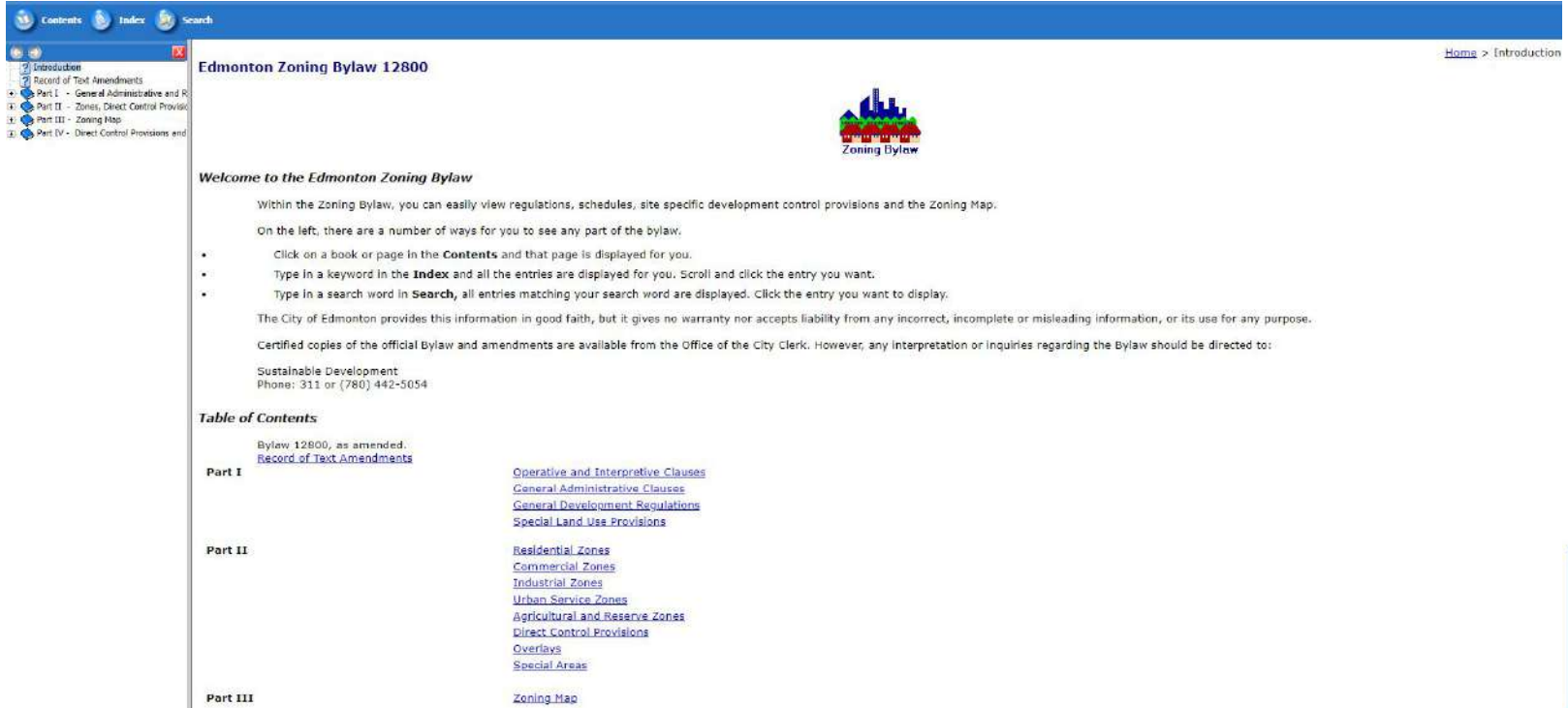
Highest density housing type allowed within residential zone

Note: Expanded urban boundary due to annexation of rural lands to the south.

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Simplifying the Bylaw

New Layout and Interface



The screenshot shows a web browser window displaying the Edmonton Zoning Bylaw 12800 website. The browser's address bar shows the URL [Home > Introduction](#). The page title is "Edmonton Zoning Bylaw 12800". The left sidebar contains a navigation menu with the following items: Introduction, Record of Text Amendments, Part I - General Administrative and R, Part II - Zones, Direct Control Provisio, Part III - Zoning Map, and Part IV - Direct Control Provisions and. The main content area features the Edmonton Zoning Bylaw logo, which includes a stylized city skyline and the text "Edmonton Zoning Bylaw". Below the logo, the text reads "Welcome to the Edmonton Zoning Bylaw". The text continues: "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." A bulleted list follows: "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.", and "Type in a search word in Search, all entries matching your search word are displayed. Click the entry you want to display." Below the list, the text states: "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". The "Table of Contents" section lists the following items: "Bylaw 12800, as amended.", "[Record of Text Amendments](#)", "Part I [Operative and Interpretive Clauses](#)", "[General Administrative Clauses](#)", "[General Development Regulations](#)", "[Special Land Use Provisions](#)", "Part II [Residential Zones](#)", "[Commercial Zones](#)", "[Industrial Zones](#)", "[Urban Service Zones](#)", "[Agricultural and Reserve Zones](#)", "[Direct Control Provisions](#)", "[Overlays](#)", "[Special Areas](#)", and "Part III [Zoning Map](#)".

New Layout and Interface

Contents Index Search

Edmonton Zoning Bylaw 12800

Home > Introduction

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.

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

Table of Contents

Bylaw 12800, as amended.
[Record of Text Amendments](#)

Part I

- [Operative and Interpretive Clauses](#)
- [General Administrative Clauses](#)
- [General Development Regulations](#)
- [Special Land Use Provisions](#)

Part II

- [Residential Zones](#)
- [Commercial Zones](#)
- [Industrial Zones](#)
- [Urban Service Zones](#)
- [Agricultural and Reserve Zones](#)
- [Direct Control Provisions](#)
- [Overlays](#)
- [Special Areas](#)

Part III

- [Zoning Map](#)

Zoning Bylaw

New Layout and Interface

Edmonton Draft Zoning Bylaw

Zoning Map (coming soon) Record of Text Amendments Bylaw PDF Search Q

Start here

TABLE OF CONTENTS

- 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.

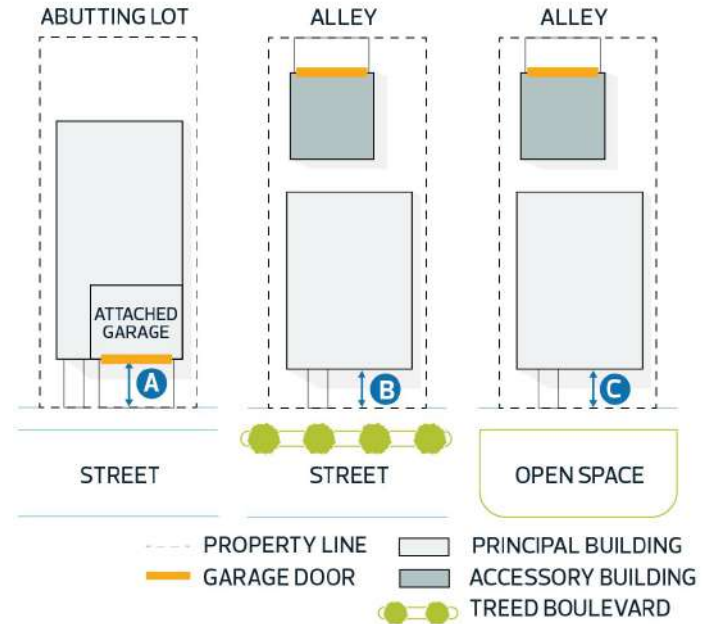
Accessible Language: After

- 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	A
Unless 1 or more of the following applies:			
1.1.2	Minimum Front Setback where a Treed Boulevard is provided and vehicle access is from an Alley	3.0 m	B
1.1.3	Minimum Front Setback where the development is for Reverse Housing	3.0 m	C



Fewer, More Enabling Zones

Highlights:

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

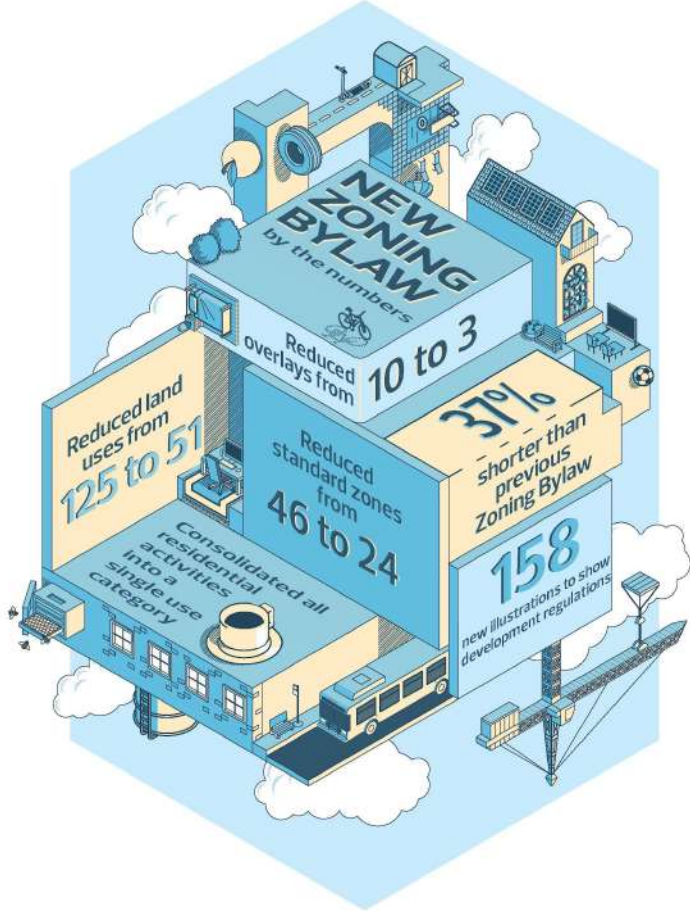
Broader Uses

Highlights:

Reduced and consolidated uses: from **125 to 51**

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

New Zoning Bylaw by the Numbers



- + Standard zones: from 46 to 25
- + Uses: from 125 to 51
- + Overlays: from 10 to 3
- + 37% shorter by word count
- + 158 illustrations
- + 1 Residential use

Thank you!

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

The logo for the City of Edmonton, featuring the word "Edmonton" in white text on a dark blue square background. The background of the slide also features a decorative pattern of light blue and white 3D cubes on the right side.

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