

CITY BUILDING

# What We Heard Report: Zoning Bylaw Renewal Initiative Engagement

Phase 2: Develop and Build | September to December 2022

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April 2023

**SHARE** YOUR VOICE  
**SHAPE** OUR CITY

**Edmonton**

# Acknowledgements

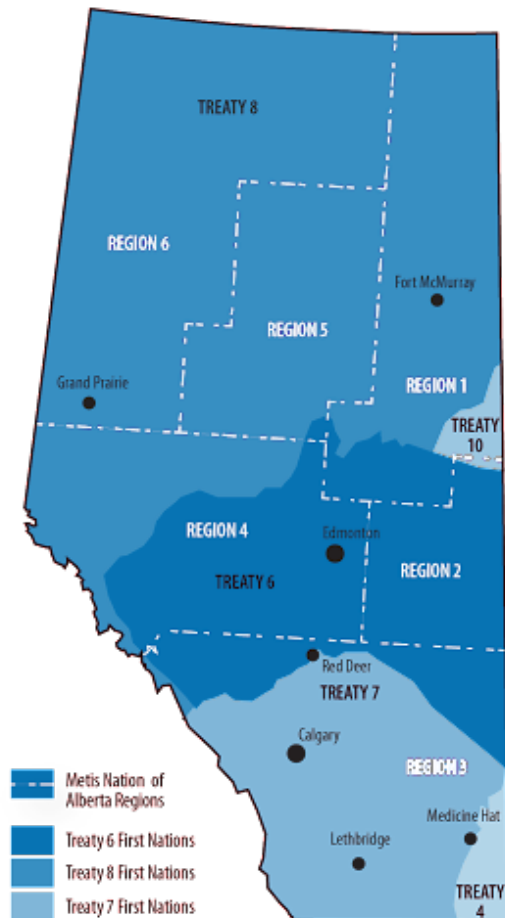
We acknowledge the traditional land on which Edmonton sits, the Territory of the Treaty 6 First Nations and the Métis Nation of Alberta Region 4. We would like to thank the diverse Indigenous Peoples whose ancestors' footsteps have marked this territory for centuries, such as nêhiyaw (Nay-hee-yow), Dene (Deh-neyh), Anishinaabe (Ah-nish-in-ah-bay), Nakota Isga (Na-koh-tah ee-ska), and Niitsitapi (Nit-si-tahp-ee) 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. We owe our presence here – the city's vitality and very existence – to the land itself and the cultures that help build this 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.

The Zoning Bylaw Renewal Team thanks everyone who participated in public engagement activities. Your contributions are greatly appreciated and we are enthusiastic to share your values and ideas as reflected in these pages.



# How This Document is Organized

This What We Heard report summarizes the City of Edmonton's Zoning Bylaw Renewal Initiative's city-wide engagement efforts and results that took place between September and December 2022.

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Previous public engagement summaries can be found in the following documents on [edmonton.ca/zoningbylawrenewal](https://edmonton.ca/zoningbylawrenewal):

[Youth Engagement Report \(2022\)](#)

[What We Are Hearing \(June – July 2021\)](#)












[GBA+ & Equity Toolkit: Community Conversations Summary \(November 2020\)](#)

[What We Heard: Discussion Papers \(July – October 2020\)](#)

[Public Engagement Events: What We Heard \(2018 – 2019\)](#)

# Engagement Snapshot

## HOW WE LISTENED

-  **6** online workshops\*
-  **14** open houses\*
-  **13** pop-up events\*
-  **3** zone testing workshops
-  **30+** stakeholder meetings and presentations
-  **12** 'Chat With a Planner' virtual meetings
-  **36** emails received  
via [zoningbylawrenewal@edmonton.ca](mailto:zoningbylawrenewal@edmonton.ca)
-  **21** general feedback form responses
-  **10,600+** Engaged Edmonton webpage views
-  **48,635** views and **849** comments on the draft Zoning Bylaw
-  **26,269** views and **66** comments on the Overview of the draft Zoning Bylaw

## WHO WAS ENGAGED

- + Residents
- + Property owners and renters
- + Community league representatives
- + Non-profit organizations
- + School boards and other public agencies
- + Business owners and operators
- + Business Improvement Area (BIA) representatives
- + Developers and builders
- + Regional partners
- + University of Alberta graduate and undergraduate students
- + Youth
- + Equity-Seeking groups
- + Indigenous groups

\* Indicates engagement activities were combined with other related City of Edmonton projects.

## WHAT WE ENGAGED ON

### NEW ZONING BYLAW

- + Draft Zoning Bylaw
- + Overview of the New Zoning Bylaw
- + Approach to Special Areas
- + Rationale for Retiring the Main Streets Overlay
- + Rationale for Retiring the Mature Neighbourhood Overlay

### REZONING

- + “Know Your Zone” Rezoning Map

### TECHNOLOGY

- + The new online platform that will house the Zoning Bylaw once it is in effect



# Executive Summary

From September to December 2022, the City of Edmonton's Zoning Bylaw Renewal Initiative team hosted a series of online and in-person public engagement events and activities to gather feedback on the draft Zoning Bylaw and associated map and technology. This report summarizes the City of Edmonton's (City) public engagement efforts, results and the feedback received from a wide range of Edmontonians.

The Zoning Bylaw Renewal Initiative is a comprehensive, multi-year overhaul of Edmonton's current Zoning Bylaw that involves rethinking how, what and why the City regulates in terms of land development. Renewing the Zoning Bylaw provides the opportunity to align city-building tools, from strategy to regulations, to ensure all Edmontonians and property owners have the necessary tools to build the city envisioned in ConnectEdmonton (the City's Strategic Plan) and The City Plan (the City's Municipal Development Plan).

This report focuses on the public engagement activities that occurred in Phase 2 of the Zoning Bylaw Renewal Initiative: **Develop and Build**. This phase focused on writing the draft Zoning Bylaw and building associated maps and technology. From September 15, 2022 to December 23, 2022 Edmontonians were invited to provide feedback on the following key deliverables using a mix of online and in-person tools:

- + [The draft Zoning Bylaw](#): regulations that determine what can be built where in Edmonton
- + [The "Know Your Zone" Rezoning Map](#): an interactive online map that shows a property's current zone, future proposed zone and any regulations that may apply
- + [The new online platform](#) that will house the Zoning Bylaw once it is in effect

Edmontonians were also invited to provide more generalized feedback on a high-level overview of the Zoning Bylaw's proposed changes or feedback on specific approaches through the following documents:

- + [Overview of the New Zoning Bylaw](#)
- + [Rationale for Retiring the Mature Neighbourhood Overlay](#)
- + [Rationale for Retiring the Main Street Overlay](#)
- + [Approach to Special Areas](#)

Participants submitted feedback on the draft Zoning Bylaw and supporting documents using an online guided feedback tool that enabled users to provide comments and questions throughout the documents. Feedback on the Zoning Bylaw's new online platform and the "Know Your Zone" Rezoning Map was collected using Google Forms.

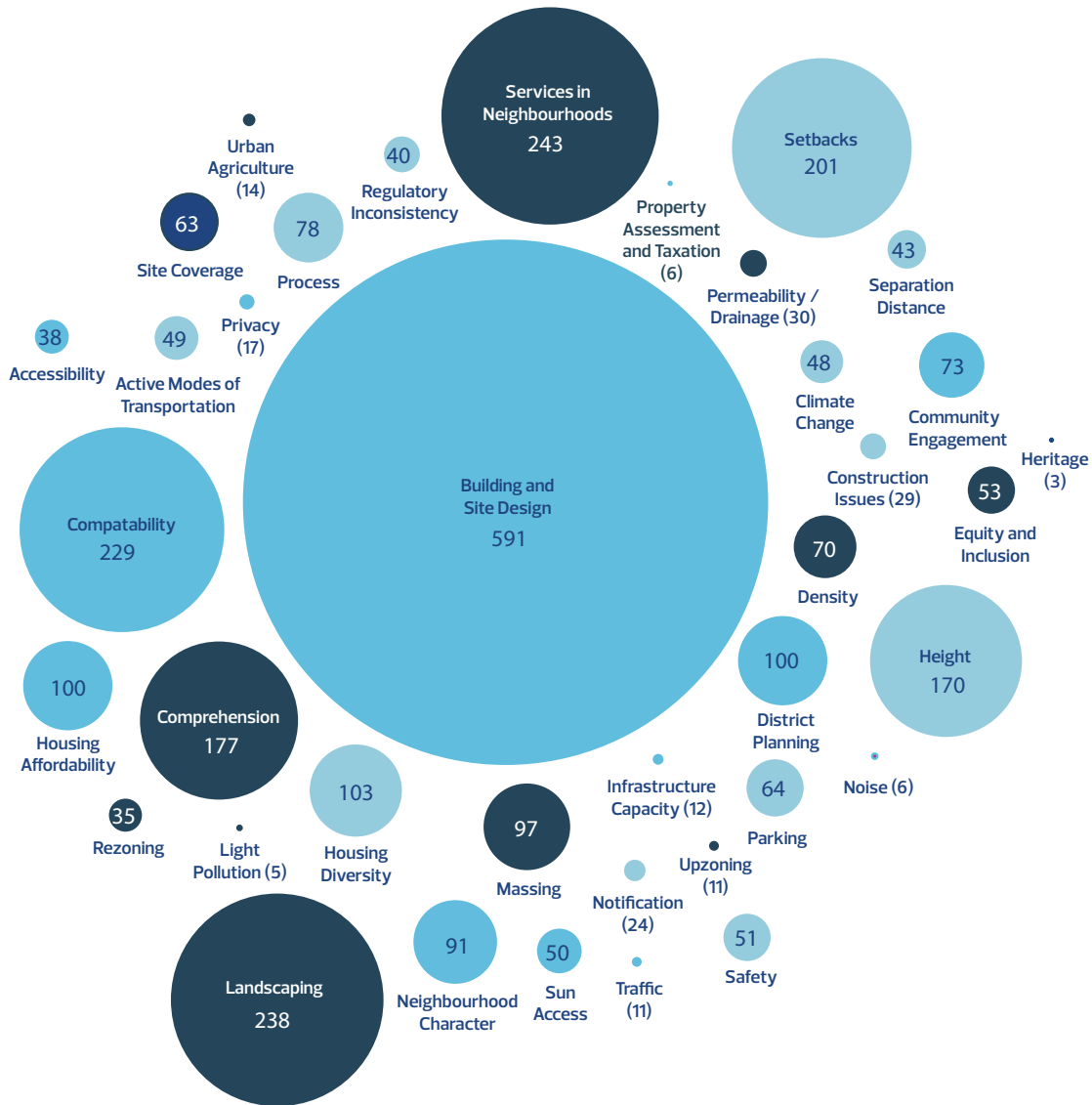
## WHAT WE HEARD

The City received more than **3,500 comments\*** during engagement events and activities over a four-month period (September to December 2022). Feedback was categorized into 38 themes. A digital sentiment analysis tool identified how participants felt (sentiment) about each theme.

The diagram below shows how many comments were received for each of the 38 themes.

This report provides a detailed analysis of what was heard about each theme, including results of the digital sentiment analysis. It also provides highlights from participants who identified themselves as one of the following stakeholder types:

- + Residents (property owners and renters)
- + Community league representatives (residents involved in community leagues)
- + Industry representatives (developers, builders and consultants)



[Jump to the full 'What We Heard' section \(page 20\) to read detailed feedback.](#)

\*Comments include feedback collected through all engagement activities (such as workshops, 'Chat with a Planner' the guided feedback tool, etc.)

## WHAT HAPPENS NEXT?

The feedback gathered during this engagement phase will be used to help the City further refine the final draft of the new Zoning Bylaw, map and the Zoning Bylaw's new online platform. Edmontonians and City Council will be invited to share their final feedback throughout 2023:

- + **May:** Edmontonians and stakeholders will be invited to share final comments on the draft bylaw, map and technology during the last round of public engagement.
- + **June:** Administration to present refined draft Zoning Bylaw to Urban Planning Committee on June 20, 2023.
- + **October:** Administration to present final draft Zoning Bylaw and map to City Council at a Statutory Public Hearing on October 16, 2023. Edmontonians will have the opportunity to share their opinions with City Council as part of the public hearing.
- + **January:** Pending the bylaw's approval at public hearing in October, the new Zoning Bylaw and map will come into effect on January 1, 2024.



# 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.

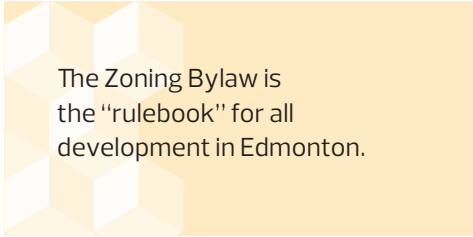
Rules for buildings and uses on private property in Edmonton combine to create the Zoning Bylaw. It is the instruction manual on how to build and use land in our city.

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.

## THE ZONING BYLAW RENEWAL INITIATIVE

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

A full-scale reshaping of Edmonton's existing land use regulations presents an opportunity to align city-building tools from the top down—from strategy to regulation—to empower Edmontonians to build the city envisioned in ConnectEdmonton and The City Plan. The Zoning Bylaw Renewal Initiative's philosophy is guiding this project.

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

**The Zoning Bylaw Renewal Initiative consists of four projects:**



Creating a new **Zoning Bylaw**



**Rezoning** land city-wide to align with the new Zoning Bylaw



Providing **technology** to manage the new Zoning Bylaw and improve the online customer experience



Ensuring a smooth transition to the new Zoning Bylaw and technology through thoughtful **implementation**

**BUILDING ON CONNECTEDMONTON AND THE CITY PLAN**

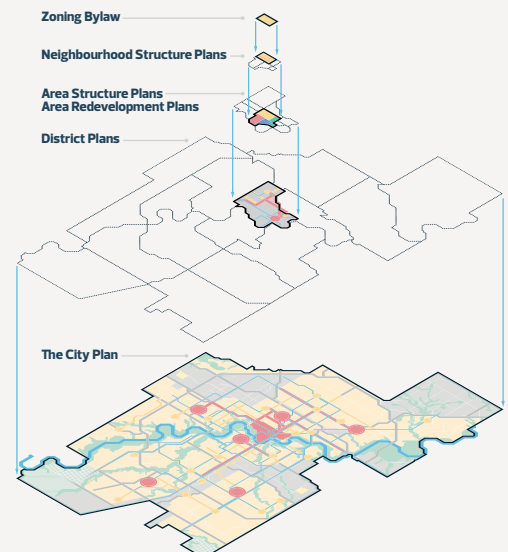
The City Plan and ConnectEdmonton describe the values and decisions needed to be made to become a healthy, urban, climate-resilient city of two million that supports a prosperous region. The Zoning Bylaw Renewal Initiative takes those transformative city-building ideas and asks how Edmonton's built form can help make the values of ConnectEdmonton and The City Plan a reality in an equitable way. Renewing Edmonton's Zoning Bylaw is a long overdue process and a rare opportunity to align the bylaw's regulations with the City's long-range planning policies.

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

- + The new Zoning Bylaw will connect policy goals to actual changes in neighborhoods, creating a clear path for Edmontonians to follow.
- + Administration and City 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 our city to life.

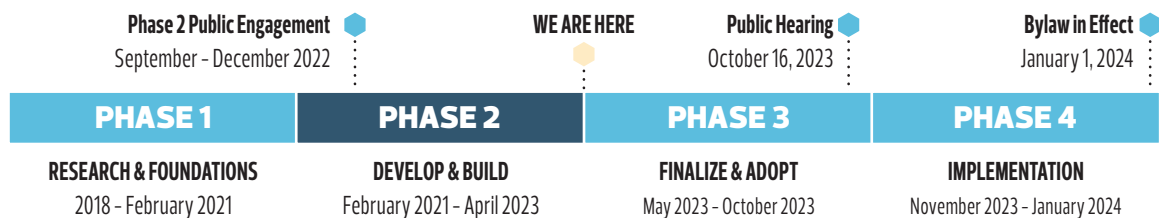
**IMPLEMENTING THE CITY PLAN**

The City is undertaking two projects, among others, to implement The City Plan's big-picture vision for Edmonton: [District Planning](#) and the Zoning Bylaw Renewal Initiative. The City Plan identifies 15 districts—diverse, accessible collections of neighbourhoods that contain most of the services and amenities that Edmontonians rely on. District plans will set the policy context (geography, systems and networks) for the Zoning Bylaw Renewal Initiative's regulatory changes.



# How We Engaged

This report summarizes the engagement activities and feedback received during Phase 2 of the Zoning Bylaw Renewal Initiative: **Develop and Build**. In addition to being comprised of four projects, the Zoning Bylaw Renewal Initiative is also divided into four phases, each presenting different opportunities for Edmontonians to learn and engage with the project.



A detailed project timeline may be found in Appendix A: Project Timeline.

Phase 2 focused on writing the draft Zoning Bylaw and building associated maps and technology. From September 15, 2022 to December 23, 2022, Edmontonians were invited to provide feedback on the:

- + [The draft Zoning Bylaw](#): regulations that determine what can be built where in Edmonton
- + [The "Know Your Zone" Rezoning Map](#): an interactive online map that shows a property's current zone, future proposed zone and any regulations that may apply
- + [The new online platform](#) that will house the Zoning Bylaw once in effect.

This phase of public engagement built on what was heard from Edmontonians in previous engagement sessions conducted in Phase 1. More information on the engagement activities that took place during Phase 1 may be found on [edmonton.ca/zoningbylawrenewal](http://edmonton.ca/zoningbylawrenewal).

Releasing the draft Zoning Bylaw and map publicly was a significant project milestone and represents years of research, engagement, technical analysis and modelling.

Educational materials were created to support Edmontonians during this phase of engagement by highlighting the draft bylaw's proposed changes and breaking down complex zoning-related topics. Edmontonians were also invited to provide feedback on these documents:

- + [Zoning Bylaw Overview](#)
- + [Rationale for Retiring the Mature Neighbourhood Overlay](#)
- + [Rationale for Retiring the Main Street Overlay](#)
- + [Approach to Special Areas](#)

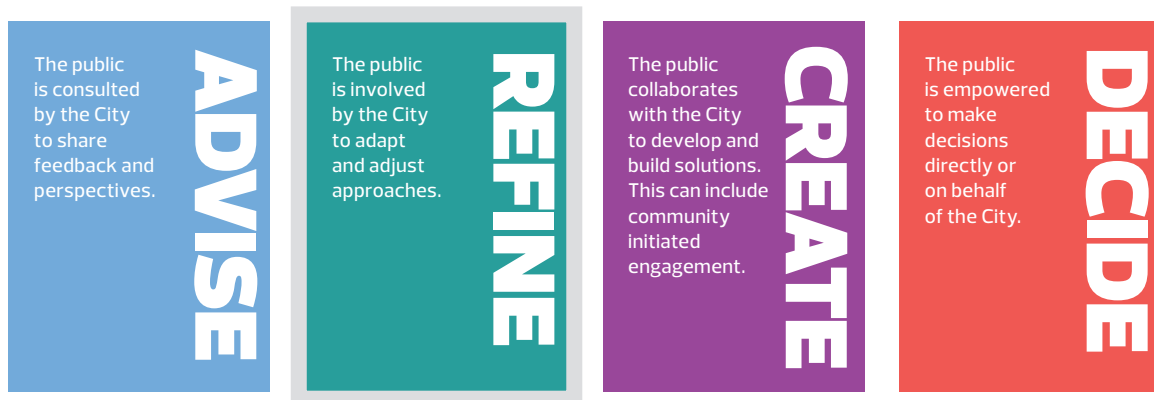
Edmontonians shared their feedback on the draft Zoning Bylaw and supporting documents using a new guided feedback tool that enabled participants to explore the documents and provide comments and questions throughout. Feedback on the new online platform of the Zoning Bylaw and the "Know Your Zone" Rezoning Map was collected using Google Forms.

Appendix B: Online Engagement Tools provides more information on how feedback was collected using various online tools.

## GOALS OF PHASE 2 ENGAGEMENT

The goals of the public engagement activities during this phase were to:

- + Create awareness about the Zoning Bylaw Renewal Initiative and provide diverse stakeholders opportunities to meaningfully participate
- + Test the Zoning Bylaw Renewal Initiative's proposed regulations
- + Determine further refinements to the draft Zoning Bylaw, "Know Your Zone" Rezoning Map and the Zoning Bylaw's new online platform



The City of Edmonton's 'Public Engagement Spectrum' defines the role of the public during each engagement process. For this project, the public was engaged at the 'Refine' level which means they were invited to influence the adaptation and adjustment of the draft Zoning Bylaw and associated map and technology.

## PROJECT INTEGRATION

The Zoning Bylaw Renewal Initiative plays a key role in implementing The City Plan. The City is undertaking several other projects related to The City Plan's implementation, including District Planning, Mass Transit, Growth Management Framework and the River Valley Planning Modernization Project. These projects have their own project charters, timelines and deliverables. Where possible, integration efforts and cross-promotion of communications and engagement activities were pursued to:

- + Assist Edmontonians in understanding how the different pieces fit together in implementing The City Plan
- + Support meaningful engagement and learning opportunities
- + Embrace engagement planning efficiencies
- + Reduce engagement fatigue

**Note:** Some sections of the draft Zoning Bylaw, including Special Areas and some administrative sections, were still under development at the time the draft Bylaw was released in September 2022 and were not included as a part of Phase 2 Engagement. Edmontonians and stakeholders will have the opportunity to review and provide feedback on these sections during additional engagement sessions in May 2023.

# How We Listened

Zoning impacts everyone—and public engagement is a crucial tool that helps the City listen to and learn from Edmontonians.

Through the Phase 2 engagement design, the City offered Edmontonians a variety of methods to provide feedback to meet them where they're at. This included hosting both in-person and online engagement activities with varying weekday and weekend times and using technology to allow participants to submit feedback at their own convenience.

The City invited Edmontonians to participate in a variety of ways, including:

- + Sharing feedback on the draft Zoning Bylaw, Overview of the New Zoning Bylaw and supporting documents on the Engaged Edmonton website using a guided feedback tool that enabled participants to explore the documents and provide comments and questions throughout
- + Sharing feedback on the "Know Your Zone" Rezoning Map using a Google Form
- + Sharing feedback on the new online platform of the Zoning Bylaw using a Google Form
- + Attending online and in-person workshops, open houses and pop-ups events
- + Booking time with a City planner to ask questions and share feedback during a 'Chat with a Planner' virtual session
- + Emailing the Zoning Bylaw Renewal team at [zoningbylawrenewal@edmonton.ca](mailto:zoningbylawrenewal@edmonton.ca)

The City also engaged with specialized stakeholders through:

- + Regular check-in meetings and presentations with the following groups:
  - + Business Improvement Areas
  - + Canadian Home Builders' Association - Edmonton Region (CHBA-ER)
  - + Commercial Real Estate Development Association (NAIOP)
  - + Edmonton Federation of Community Leagues (EFCL)
  - + Infill Development in Edmonton Association (IDEA)
  - + Urban Development Institute - Edmonton Metro (UDI-EM)
- + A walk with Indigenous Partners and Service Organizations
- + An 'Integrated Infrastructure Workshop' with members of the development industry, EPCOR and the City's Growth Management Framework team
- + Targeted workshops and meetings with:
  - + North Saskatchewan River Valley Conservation Coalition (NSRVCC)
  - + North Saskatchewan River Valley Conservation Society (NSRVS)
  - + Alberta Portable Sign Association
  - + Alberta Sign Association
  - + Concordia University
  - + MacEwan University
  - + Northern Alberta Institute of Technology (NAIT)
  - + Norquest College
  - + Orange Hub
  - + University of Alberta
- + A usability testing assignment complete by students from the University of Alberta's School of Urban and Regional Planning Program
- + 'Zone Testing Workshops' with members of the development industry and community leagues

A detailed summary of all engagement activities, including a completed list of stakeholders that were engaged with during Phase 2, can be found in [Appendix C: Engagement Activities Summary](#).

### **SUPPORTING ENGAGEMENT: NEW GUIDED FEEDBACK TOOL**

The Zoning Bylaw Renewal Initiative was the first City project to utilize an online guided feedback tool. The tool made it easier for Edmontonians and stakeholders to navigate and provide feedback on draft documents (e.g. the draft Zoning Bylaw, Overview of the New Zoning Bylaw) by using features like an interactive table of contents and navigation guide, built-in 'Zone Overview' videos and pop-ups with additional information about each zone. It also allowed Edmontonians to view and respond to comments left by others, encouraging dialogue between different stakeholders. To help Edmontonians navigate this new technology, the City created a How to Provide Online Feedback Guide and hosted two tutorial sessions on September 20 and September 22, 2022.

# Who We Heard From

During this phase of engagement, the City invited Edmontonians representing different ages, cultural and socio-economic backgrounds, levels of education and knowledge about city planning processes to participate and, where desired, share factors regarding their identity.

## **INDIGENOUS PARTNERS AND SERVICE ORGANIZATIONS**

Indigenous Nations and communities individually and collectively hold traditional and sacred knowledge about their People's history and connection to the land. Understanding this, the City met with Indigenous Nations and communities on October 27 and 28, 2022 for two full-day engagement sessions alongside the City's District Planning and River Valley Modernization projects. These sessions supplemented the work undertaken as part of The City Plan and Indigenous Framework.

## **EQUITY-SEEKING GROUPS**

A GBA+ process was also completed to support a communications and engagement design that mitigated barriers for equity-seeking groups and Edmontonians who may have varying interests and abilities, experience inequalities or may be underrepresented in engagement opportunities.

Additional outreach to individuals, groups and organizations who may not have had the opportunity to provide feedback during the Phase 2 engagement period is ongoing and will continue through additional engagement in spring 2023. The Zoning Bylaw Renewal team is also continuing to plan for integrated engagement opportunities with other City Plan Implementation projects in order to reach and hear from diverse groups in future engagement opportunities.

## **How Feedback Will Be Used**

Feedback gathered during Phase 2 engagement is being used to further refine the new Zoning Bylaw, map and the new online platform of the Zoning Bylaw.

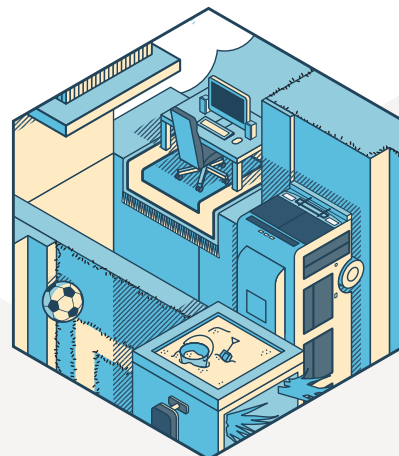
# Communications Approach

Zoning is a complex topic that can be difficult for many to understand and engage with. Throughout the Zoning Bylaw Renewal Initiative, the City made a concerted effort to bring Edmontonians along on the journey, helping them understand how zoning impacts Edmonton, its residents and their experiences.

Prior to public engagement, educational materials, including videos and podcasts, were created to help Edmontonians understand zoning concepts and their connection to The City Plan. These communications materials also helped build both project and public engagement awareness to ensure potential participants were aware of upcoming opportunities to share feedback. The goal of this approach was to provide Edmontonians with the necessary background information and context to meaningfully engage during Phase 2.

Various communications approaches were used throughout this phase of engagement to:

- + Create awareness about the Zoning Bylaw Renewal Initiative
- + Educate Edmontonians and stakeholders on the connection between the Zoning Bylaw and city building and break down complex zoning-related topics
- + Highlight proposed changes to the draft Zoning Bylaw in a simple and concise way
- + Inform Edmontonians on how and when to participate in engagement opportunities



## TACTICS AND RESULTS

Both traditional and non-traditional marketing and communications tactics were used to reach a wide range of Edmontonians leading up to and during the Phase 2 engagement period. These include:

TACTIC	DESCRIPTION	RESULTS
Making Space podcast series	Making Space is the City of Edmonton's first-ever podcast that shares stories of real-life folks who have been impacted by zoning, planning and land use throughout a five-episode series.	5,762 total downloads across all episodes* *As of March 2023
City Building YouTube video series	In an effort to increase awareness about The City Plan and its key implementation projects, four Youtube videos were created, each telling a different part of The City Plan's story, including a specific video on the Zoning Bylaw Renewal Initiative.	20,973 total views across all videos* *As of March 2023
Educational tools	Various educational tools were created to simplify complex zoning topics, explain the draft Zoning Bylaw's proposed changes and support Edmontonians in providing meaningful feedback.	Tools/documents created: <ul style="list-style-type: none"> <li>+ Conversation Starters x 6</li> <li>+ Zone Overview Videos x 7</li> <li>+ Proposed Zone Equivalencies guide</li> <li>+ How to Provide Feedback guide</li> <li>+ How to Use Konveio Video</li> <li>+ Glossary of Terms</li> <li>+ Use Definitions</li> <li>+ General Definitions</li> <li>+ Frequently Asked Questions</li> </ul>
Taxation notice insert	A postcard explaining the Zoning Bylaw Renewal Initiative and the District Planning project, as well as ways to get involved, was included in the City's May 2022 taxation notice.	Insert sent to ~400,000 property owners
Project website	The Zoning Bylaw Renewal's website (edmonton.ca/zoningbylawrenewal) was frequently updated with educational materials and public engagement opportunities.	4,760 website visits from September - December, 2022

<b>TACTIC</b>	<b>DESCRIPTION</b>	<b>RESULTS</b>
Engaged Edmonton website	Engaged Edmonton is the City's official online public engagement space, inviting Edmontonians to share their opinions. A dedicated Zoning Bylaw Renewal webpage allowed residents and other stakeholders to provide feedback, ask questions and access a library of resources to support their participation in engagement.	10,608 website visits from September 15 – December 23, 2022
City of Edmonton newsletters	Monthly project updates and engagement opportunities were sent via two City-owned public newsletters, the City Building Newsletter and Building Edmonton Newsletter.	Eight newsletters sent to 2,787 combined subscribers from September – December, 2022.
Organic social media	City of Edmonton social media posts (Facebook, Twitter, Instagram and @PlanEdmonton Twitter) were created to educate and inform Edmontonians about the Zoning Bylaw Renewal Initiative and engagement opportunities.	50 social media posts shared from September – December, 2022
Meta ads (Facebook and Instagram)	Facebook and Instagram ads were created to promote public engagement opportunities.	Reach: 253,507 Impressions: 391,327
Spotify ads	Digital audio ads were created to promote public engagement opportunities.	Reach: 80,587 Impressions: 429,850
Reddit ads	Digital ads were created to promote public engagement opportunities.	Impressions: 13,848
Radio ads	Audio ads promoting engagement opportunities ran on 102.3 NOW and UP 99.3 radio stations from mid-October to mid-November, 2022.	Reach: 128,857 Target audience heard the message 2.4 times on average while the ad was in-market.
Newspaper ads	Print and digital ads were created to promote engagement opportunities in the Edmonton Journal and Edmonton Sun on September 28, 2022.	Combined impressions: 153,000* Edmonton Journal: 112,600 Edmonton Sun: 40,418 *Impressions are estimated
Ice District digital signage	Digital signs in Edmonton's downtown Ice District were used to promote the Zoning Bylaw Renewal Initiative and encouraged engagement participation.	27 digital displays in Edmonton's downtown Ice District

<b>TACTIC</b>	<b>DESCRIPTION</b>	<b>RESULTS</b>
LRT Digital signage	Digital signage (i.e. TVs, digital posters) across Edmonton's LRT stations were used to promote the Zoning Bylaw Renewal Initiative and encouraged engagement participation.	Digital displays in 18 LRT stations
Stakeholder emails and marketing packages	Various stakeholders were sent emails with project updates and engagement opportunities. Some were also provided with 'marketing packages' with key event dates and sample social media and newsletter content to help them share information with their communities.	Monthly emails sent to 471 stakeholder email addresses from September – December, 2022
Stakeholder meetings and presentations	Regular check-in meetings and presentations were held with stakeholders that outlined project information and engagement opportunities.	30 meetings and presentations with stakeholder groups from September – December, 2022
Outreach to equity-seeking groups	Additional effort was made to contact equity-seeking groups in Edmonton to share information about the Zoning Bylaw Renewal Initiative and invite them to participate in engagement opportunities.	35 organizations were contacted

### **Definitions**

**Reach:** The number of unique users exposed to a piece of content.

**Impressions:** The number of times a piece of content was displayed to the target audience.

# What We Heard

The City received more than **3,500** comments as a result of the Zoning Bylaw Renewal Initiative engagement events and activities that took place over the four-month period. Feedback was categorized by stakeholder type and sorted into 38 themes (see below), and a digital sentiment analysis tool identified how participants felt (sentiment) about each theme.

The top ten themes that received the most comments were:

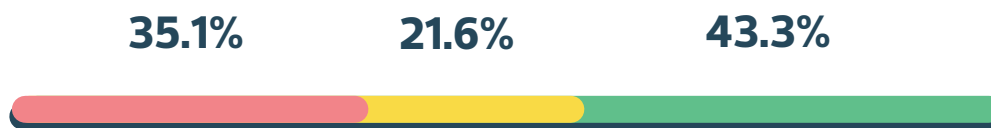
- + **Building and site design:** Comments that discussed how building and site design should be considered, such as articulation, colour, porches, building orientation, etc.
- + **Services in neighbourhoods:** Comments related to the provision of services and amenities in communities, such as parks, retail, etc.
- + **Landscaping:** Comments that discussed the provision and protection of private and public trees.
- + **Compatibility:** Comments related to the compatibility or impact between different land uses.
- + **Setbacks:** Comments related to the distance that a development, or a specified portion of it, must be from a lot line.
- + **Comprehension:** Comments that discussed the draft bylaw's interpretation, clarity or user experience.
- + **Height:** Comments that discussed allowing and restricting varying development heights.
- + **Housing diversity:** Comments that discussed allowable housing options in the draft Zoning Bylaw and their impact on housing affordability.
- + **District Planning:** Comments about the City's related District Planning project that plans to build 15-minute communities.
- + **Housing affordability:** Comments that specifically discussed housing affordability.

## How feedback was sorted and analyzed

The following provides an overview of how the feedback for each theme was analyzed and is organized on the following pages.

- + **Number of Comments:** The number of comments received on each theme has been placed in brackets behind the title of each theme.
- + **Definition:** A description of each theme is provided for clarity. The Zoning Bylaw Renewal team used the definitions to help manually group similar comments to inform the analysis.
- + **Summary:** A brief summary statement highlights key aspects of the comments for each theme. The summary reflects feedback received from all stakeholders.
- + **Overall Sentiment:** A bar chart identifies the overall sentiment of comments for each theme. A sentiment analysis tool was used to analyze the comments. This provides a snapshot of how people feel about each theme. The bar charts identify the percentages of comments that are positive (green), neutral (yellow) and negative (red). The percentages are based on the total number of comments received from all stakeholders for each theme. For example, below is the overall sentiment bar chart for the Accessibility theme that has 43.3% positive comments, 21.6% neutral comments and 35.1% negative comments.

### Accessibility

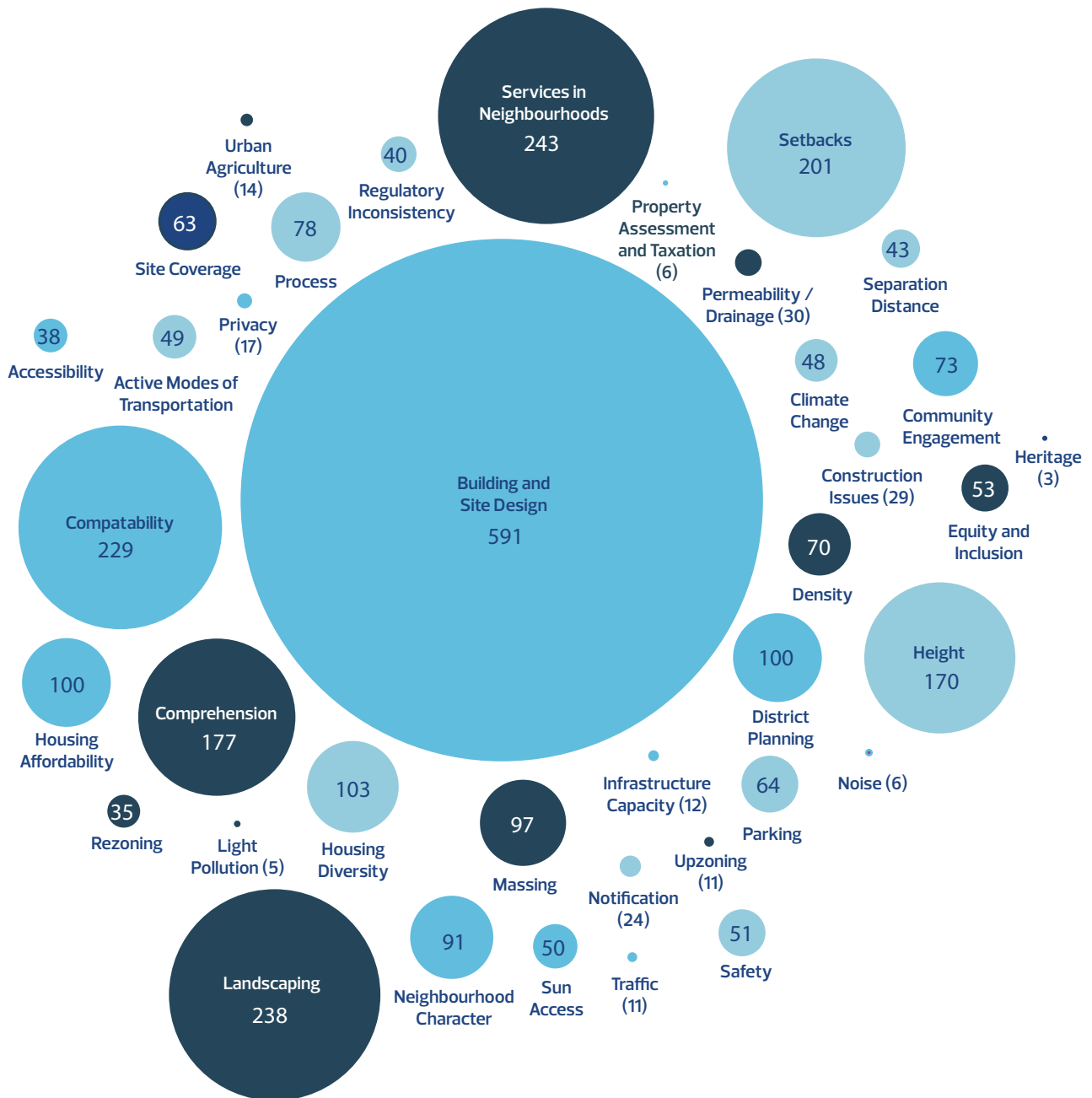


*Example of the Accessibility theme Overall Sentiment bar chart*

**Who We Heard From:** The Zoning Bylaw Renewal Team read all comments received. This report reflects comments provided by all engagement participants, however, it also provides highlights from participants who identified themselves as one of the following stakeholder types:

- + Residents (property owners and renters)
- + Community league representatives (residents involved in community leagues)
- + Industry representatives (developers, builders and consultants)

The diagram below shows how many comments were received for each of the 38 themes.



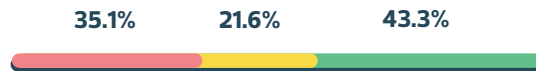
## ACCESSIBILITY (38 COMMENTS)

**Definition:** Comments that primarily discuss the accessibility of development, such as barrier-free design, which strives to make the built environment accessible and usable by all persons.

**Summary:** The majority of commenters provided constructive feedback on how to increase accessibility in various zones, either by noting issues with current regulations or by suggesting solutions for increased accessibility.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Accessibility concerns relating to people with mobility constraints such as seniors and wheelchair users.
- + Specific topics included ensuring accessibility within residential sites, creating accessibility to transit, medical, groceries, greenspaces, etc.
- + Accessibility concerns for families with children were also noted in regard to accessibility to services.

#### Community League Representatives

- + Concerns around how regulations may constrain accessibility.
- + Narrow side setbacks have been flagged as an issue for inclusive access.
- + Increasing the floor area ratio (FAR) for accessible units was noted as a way to support accessible dwellings.
- + Allowing ground level residential dwellings in mixed-use areas would help to increase supply of accessible units.

#### Industry Representatives

- + The existing Density Bonus system may not be the best way to achieve accessible development. Possible alternatives such as replacing the density system with one that is less restrictive, such as providing a certain percent of total units in the building that meet accessibility requirements.
- + Attached garages are the only way to build accessible garages. Both rear-attached and front-attached garages are noted for improving accessibility.

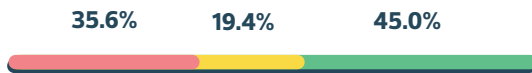
## ACTIVE MODES OF TRANSPORTATION (49 COMMENTS)

**Definition:** Comments that discuss the draft Zoning Bylaw's relation to active transportation modes, including walking, rolling and biking.

**Summary:** The importance of active modes of transportation, such as walking or rolling, is a priority for the majority of respondents. A large proportion of respondents shared feedback about how active modes are being supported and highlighted areas for improvement. Many comments suggested increasing the viability of active transportation modes in various zones and ensuring the application is context sensitive. Other comments critiqued the proposed regulations, particularly relating to driveways cutting through the pedestrian realm, and a lack of appropriate sight lines.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Residents were generally in support of active transportation modes. Comments noted the importance of biking and walking connections to amenities such as grocery stores, restaurants and transit.
- + Balancing density and active mode infrastructure with the character of older neighbourhoods. Suggestions for finding the right balance included concentrating high-density development at existing commercial or mixed-use locations to encourage walkability and preserve existing residential form.
- + Concerns with bike rack designs (e.g. too narrow, not compatible with U-locks).

#### Community League Representatives

- + The importance of being able to access local goods and services via active transportation modes.
- + Advocated for a range of changes such as:
  - + Increased encouragement of mixed-use incorporating commercial, retail and residential uses
  - + Addressing street design (notably setbacks) to increase pedestrian comfort
  - + Measures aimed at increasing the viability of active modes for seniors (especially in the winter).

#### Industry Representatives

- + The importance of supporting strong urban design and human scale on the main floor and adjacent streets/sidewalks to help with the marketability of developments.
- + Comments that the amount of bike parking required is excessive in a residential context.

*This is a fantastic and necessary move towards creating a more walkable, climate-smart and socially-just city*

## BUILDING & SITE DESIGN (591 COMMENTS)

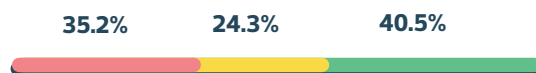
**Definition:** Comments that discuss how building and site design should be considered, such as articulation, colour, porches, building orientation, etc. This topic does not include comments about setbacks, transitions between buildings, compatibility of uses, density or height.

**Summary:** The majority of comments suggested changes for various aspects of building and site design, such as building height, impact to adjacent buildings and site coverage (among other considerations). Many commenters identified specific regulations and zones for suggested changes. Other common issues raised include climate resiliency, facade design and the restrictiveness of regulations.

Comments also included recommendations to improve the clarity of how building facade length is calculated and what the regulation is trying to address. A preference for less restrictive building and site design regulations was noted.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Concern for the height of new developments adjacent to existing developments.
- + Concern for new multi-storey buildings in mature neighbourhoods, as well as the need for adequate height transitions. Concerns mainly related to privacy and shadowing impacts and the desire to maintain variability in design.
- + Concern for building design that supports sustainability.
- + Concern for "excessive" building facade length and facade design repetition.

#### Community League Representatives

- + Concern for impervious site coverage, including the maximum impervious site coverage regulations being too high and how green roofs apply to the regulations.
- + Support for more comprehensive landscaping requirements.
- + Concern for fostering climate resilience was a common theme.
- + Issues with how attached garages affect air flow and air conditioning requirements.
- + Issues with building design contributing to the urban heat island effect.

#### Industry Representatives

- + A major theme identified was size, built form and design regulations for larger developments being too restrictive.
- + Comments addressing size and built form regulations mentioned that tower size regulations are too restrictive. Specific critiques included that the 850m<sup>2</sup> floor plate is too small, separation distances are too small and setback requirements above 23m will limit some mid-rise developments.
- + Design-related comments stated a preference for design guidelines over design regulations to accommodate greater creativity and avoid repetition in design (especially in tower design).

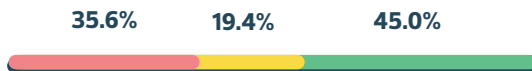
## CLIMATE CHANGE (48 COMMENTS)

**Definition:** Comments that discuss the draft Zoning Bylaw and climate change considerations or impacts.

**Summary:** The majority of respondents provided positive feedback regarding the draft bylaw's regulations increasing climate resiliency. Many comments identified the conflict between the goals of densification versus the preservation of green areas and trees. Several respondents noted the importance of considering climate resiliency in the draft Zoning Bylaw.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Concern for decreased climate resiliency and increased heat island effect as a result of densification.
- + Risk of losing green areas and trees to densification.
- + Support for more consideration of climate resiliency in the draft Zoning Bylaw.

#### Community League Representatives

- + Vast majority of comments were in support of taking steps to mitigate climate change.
- + Concerns related to the relationship between densification and climate change. Some respondents argued that densification could result in decreased climate resiliency given the increase in the urban heat island effect and the loss of trees.
- + Other concerns included site coverages of impervious material being too high to accommodate green areas on site, rear setbacks being large enough to accommodate trees and concern around rear-attached garages taking up too much space.

#### Industry Representatives

- + Support for incentives for developers to build more energy efficient developments. Granting floor-area-ratio (FAR) or requiring energy reports at the development permit stage were noted.

## COMMUNITY ENGAGEMENT AND NOTIFICATIONS (73 COMMENTS)

**Definition:** Comments that discuss the Zoning Bylaw Renewal approach to community engagement and development permit notifications.

**Summary:** Public engagement comments highlighted the value of expanding engagement with various stakeholder groups (residents, developers, Indigenous Peoples, etc.), as well as the importance of development permit notifications. Participants noted that comprehensive and transparent engagement and notification processes are important and offered feedback on the current engagement processes.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Recommendations to scale the amount of change occurring with the amount of engagement provided.
- + Engagement with Indigenous Peoples was noted as an area for improvement, with additional and more intensive engagement flagged as an area of focus.
- + Disappointment in the reduced development permit notification requirements.

### Community League Representatives

- + Support for strong notification processes, particularly continuing Class A and Class B development permit notifications. Despite trends toward online engagement, notification techniques and raising awareness for both physical and in-person engagement opportunities are still important.
- + Education issues were raised by several respondents. Comments stated a need for education around the tangible impacts of the draft Zoning Bylaw and environmental aspects.
- + Greater engagement is wanted for height variances, multi-unit housing locations and for people living in redeveloping areas.

### Industry Representatives

- + More engagement with the development industry is required to create adaptivity.
- + Need for more plain language during City consultation processes and in development permit variance letters.

## COMPATIBILITY (229 COMMENTS)

**Definition:** Comments related to the compatibility or impact between different land uses in the draft Zoning Bylaw.

**Summary:** The majority of comments suggested increasing the compatibility of land uses. Common concerns included the compatibility of commercial and industrial uses with residential uses, as well as effective transitions between building forms. Some stakeholders noted a need for greater regulation to ensure compatibility in the River Valley Zone. In addition, comments were received which recommended lessening constraints on commercial uses which are compatible with residential development.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Concerns around permitting non-residential uses in traditionally residential areas. Residents purchase properties in exclusively residential areas purposefully—and are not in favour of incoming non-residential development.
- + Concerns with the impact of home-based businesses in residential areas, including nuisance factors like noise, health hazards and odor. Additional regulations are desired for home-based businesses.
- + Desire for sensitive height transitions when accommodating density in residential areas.

#### Community League Representatives

- + Concerns around specific uses being integrated with residential uses. Many comments urged against locating Body Rub Centres near residential uses, including in the Mixed Use Zone (MU).
- + Uses causing excessive noise, odor or emissions should also be excluded from the Mixed Use Zone (MU).
- + Concerns with the operation hours of businesses near residential uses.

#### Industry Representatives

- + Support for the compatibility of the Indoor Sales and Service use in industrial zones to serve industrial employees.
- + Desire for more consideration of the site context during the development approval process. Some comments noted a preference for form based zoning rather than zoning based on use. The intention noted was to regulate the impacts of business rather than the type of business itself.
- + Support for the use of transition zones for different building forms (i.e. moving from smaller to larger building forms).

## COMPREHENSION (177 COMMENTS)

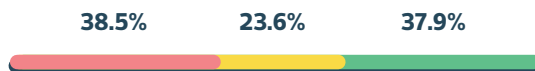
**Definition:** Comments that discussed the draft bylaw's interpretation, clarity or user experience.

**Summary:** The comments provided feedback on specific areas in the draft Zoning Bylaw that require greater clarity. Specifically, many comments noted issues with comprehension during engagement and the amount of information and changes being shared. Some comments also provided positive feedback on educational strategies being used.

Common topics identified by commenters included comprehension issues related to height modifiers, context modifiers, and active frontage modifiers. Positive feedback was provided for the helpfulness of the definitions section, visuals, and 'notes and rationale' section.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Need for greater explanation around the rationale for infill. Several comments stated concerns with the trend toward greater infill and density and did not understand why this goal is being pursued.

#### Community League Representatives

- + Lack of comprehension during the engagement process was expressed. Too much information for the average person to digest or comprehend.
- + The impact of the draft Zoning Bylaw changes were hard to understand.
- + A common theme indicated the amount of changes to the draft Zoning Bylaw were overwhelming. Suggestions were made to break down the engagement into more digestible sections.

#### Industry Representatives

- + Difficulty in navigating and interpreting design regulations.
- + Clarity needed for the role and authority of the Edmonton Design Committee.
- + Comments noted that document organization and navigation features could be improved to make the document more user-friendly.

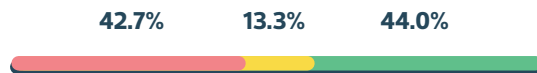
## CONSTRUCTION ISSUES (29 COMMENTS)

**Definition:** Comments that discussed construction impacts of development.

**Summary:** The majority of comments provided feedback or concerns related to the construction phase of development. While comments addressed a number of different issues, common topics included the protection of trees during the construction phase and issues related to excavation and drainage.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Concerns with the quality of infill housing construction and related building materials.
- + The protection of boulevard trees was a concern raised by several respondents.
- + Other concerns regarding the construction process included noise control during construction, environmental impacts of construction and materials and the impacts of excavation for infill developments.

#### Community League Representatives

- + Concern for the protection of trees during the construction phase, particularly City-owned boulevard trees.
- + Respondents were seeking better enforcement of landscaping requirements at the construction phase.
- + Concerns with the impact of infill development excavation on existing buildings. Grading, drainage and slope concerns were also raised.

#### Industry Representatives

- + Concerns with the profitability of eight-storey buildings due to construction requirements indicating the need to build with concrete above six storeys.
- + Concerns with construction costs for backyard housing, specifically garage suites. Comments indicated the 6.5 m maximum height requirement is very tight.

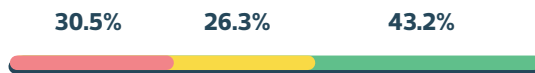
## DENSITY (70 COMMENTS)

**Definition:** Comments that discussed development density, excluding elements such as building size.

**Summary:** Many comments supported increased density in Edmonton and some provided suggestions on achieving density in various forms depending on the zone. However, various comments noted concerns with how density will be achieved in various districts (with reference to the City's district plans) and noted specific constraints. Commenters also noted the need for context sensitive development and density that can help reduce commute times, emissions, provide housing for a diversity of income levels and provide greater flexibility for developers.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Increased density could be supported if done sensitively and with adequate transition.
- + It is important to preserve low-density development options.
- + Preserving neighbourhood character should be considered when adding density.
- + Support for increased density, noting benefits like walkability and transit viability.

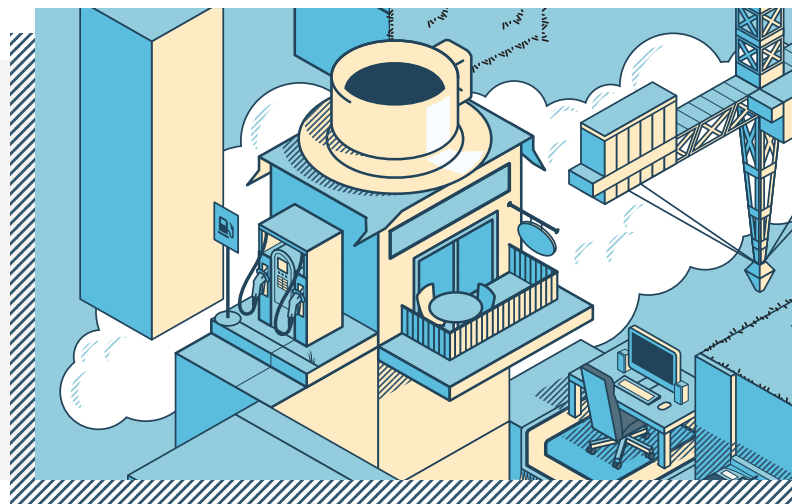
#### Community League Representatives

- + Concerns with density that is context-sensitive. Thoughtful density transitions are necessary.
- + The need to balance density with climate resilience. Issues such as preserving trees and green spaces were noted.
- + Density impacts like gentrification, affordability, maximizing existing infrastructure and ensuring the viability of density for families were noted as issues.

#### Industry Representatives

- + Concerns with density being limited by floor area ratio and height regulations, especially Downtown and along nodes and corridors.

“It is not enough to build bigger buildings to achieve greater density. We need to also build a climate-resilient city and communities that are affordable, livable, healthy and safe.”



## DISTRICT PLANNING (100 COMMENTS)

**Definition:** Comments about the City's related District Planning Project that plans to build 15-minute communities.

**Summary:** A common concern among respondents was how the Zoning Bylaw and district plans work together. Some respondents noted positive aspects of the district plan that could be reflected in the Zoning Bylaw, while others noted issues or suggested changes for the district plans. Commenters noted that clarity is needed regarding the relationship between the City Plan, the district plans and the Zoning Bylaw. Suggestions were provided for changes that could support clarity and straightforward navigation between the documents.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + The desire for more say about what happens in their district.
- + Concern with aligning anticipated building forms in the districts plans with current building forms.
- + Desire for more strict control over development in neighbourhood interiors and more freedom for development and intensification in nodes and corridors.
- + A lack of clarity regarding what happens when there are discrepancies between the Zoning Bylaw and the district plans.

#### Community League Representatives

- + Consistency issues between the draft Zoning Bylaw and the district plans. In particular, where density is located and the need to highlight the role of nodes and corridors in the district plans.
- + Clarification is needed on how heights are regulated across the Zoning Bylaw, The City Plan and district plans.

#### Industry Representatives

- + Consistency and clarity required about how floor area ratio and number of storeys are regulated by the Zoning Bylaw versus the district plans.
- + Clarity needed for the definition of a local node in both the Zoning Bylaw and the district plans.

## EQUITY AND INCLUSION (53 COMMENTS)

**Definition:** Comments related to equity or inclusion.

**Summary:** The majority of comments offered suggestions and feedback on how to improve equity and inclusion in the draft Zoning Bylaw. Particularly, equity for low-income groups and the relationship between density and equity was noted. Positive feedback was provided surrounding the trend of densification and transit-oriented development. Some comments noted feedback on specific policies that could be more in line with equity and inclusion.

Commenters noted issues regarding the effects of densification on equity, particularly how new development and transit-oriented development will support a range of income levels. The importance of providing accessible services to support density was also emphasized.

Some commenters emphasized the importance of having accessible and inclusive creative and cultural spaces throughout the city, but especially in Downtown. Being welcoming and culturally inclusive to people coming to Edmonton from other countries was also identified as important.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Positive feedback was noted regarding the City embracing future-minded policies to create more walkable, vibrant and socially and economically-inclusive neighbourhoods, while also decreasing the city's car dependency.
- + The importance of ensuring that affordable housing and a mix of housing types are located in all communities. Comments noted that true equity cannot be achieved if diversity does not exist among all neighborhoods and communities.

#### Community League Representatives

- + Concerns about how equity, affordability and inclusion are being pursued.
- + Density cannot be effectively built or planned for without sufficient consideration for affordability. Densification efforts will put more pressure on less affluent communities.
- + Densification efforts could lead toward greater land speculation and gentrification.

#### Industry Representatives

- + Support for increasing equity and inclusion through consolidating residential uses into one use.
- + Concern for equity implications of permitting rear-attached garages in developing areas but not in redeveloping areas.

## HEIGHT (170 COMMENTS)

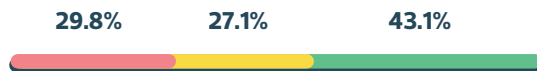
**Definition:** Comments that discussed allowing and restricting varying development heights.

**Summary:** Comments addressed two contrasting views: the desire to allow greater height to support development and the desire for more restrictive height regulations, mainly in residential areas. The need for greater clarity in height regulations was also a common theme. Maintaining pedestrian comfort and human scale through height regulations was noted as an important consideration.

Some commenters noted confusion around the height modifiers and particularly how the modifiers are identified on the rezoning map.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Preference to keep residential development heights the same or similar to the existing regulations in the Zoning Bylaw 12800.
- + Concerns with sun and shadow effects of increasing height in residential zones.
- + Ceiling heights should not be prioritized over access to sunlight and heating and cooling efficiency.

#### Community League Representatives

- + Height issues in residential areas included:
  - + The height of backyard housing causing shadowing and overlook
  - + Ensuring that residential height does not increase in order to sustain climate resiliency related to heating and cooling requirements
  - + A perceived lack of meaningful engagement on height regulations in residential areas
- + General height impact concerns included wind tunnelling, the urban heat island effect, impacts on shadowing and preserving human scale.

#### Industry Representatives

- + A desire to increase height regulations and additional storeys for large-scale residential buildings.
- + The need for greater height flexibility for backyard housing.

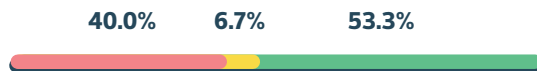
## HERITAGE (3 COMMENTS)

**Definition:** Comments that discuss heritage preservation.

**Summary:** Comments stated concerns about the preservation of mature neighbourhood character, mature houses and mature trees. Comments held a consensus that heritage homes and the character of mature neighbourhoods should be preserved.

## Sentiment

### Overall Sentiment



## What We Heard from:

### Residents

- + Concerns with increased infill in mature neighbourhoods and fear for the loss of both mature neighbourhood character and Edmonton's stock of mature houses.
- + Comments also stated concerns with the loss of mature trees in mature neighbourhoods.

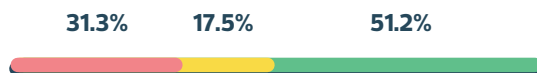
## HOUSING AFFORDABILITY (100 COMMENTS)

**Definition:** Comments that specifically discussed housing affordability.

**Summary:** The majority of comments were in support of pursuing greater affordable housing options through the Zoning Bylaw. Commenters provided feedback and recommendations for improving and implementing affordable housing policy. Some comments reflected a lack of belief in the effectiveness of affordable housing policy or commented on the current state of affordable housing in Edmonton.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Some perceived infill development as being non-affordable. Residents mentioned that much of the infill they have seen, such as skinny houses, have not been affordable.
- + An affordable housing overlay could be used to provide more affordable housing.
- + Support for affordable housing as a higher priority.
- + Increased property taxes are perceived as a result of increased population and pressure on the housing market.

### Community League Representatives

- + More consideration needs to be given towards affordable housing.
- + Concerns about gentrification and the displacement of individuals currently living in areas that will be redeveloped.
- + Identified risks like land value inflation and land speculation.
- + Suggested to base policy off of other cities with successful affordable housing policy.

### Industry Representatives

- + More restrictive regulations hinder developers' abilities to provide affordable housing.
- + Building costs make the provision of affordable housing difficult.
- + Infill can be expensive and can deter development.
- + Development feasibility was a common theme among respondents.

## HOUSING DIVERSITY (103 COMMENTS)

**Definition:** Comments that discussed the diversity of housing options permitted in the draft Zoning Bylaw.

**Summary:** While the majority of respondents were in support of increasing housing diversity, there were concerns around affordability, how housing diversity will be implemented in context and feasibility for developers. Many comments related to how policy can better accommodate housing diversity, policy or commented on the current state of affordable housing in Edmonton.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Concerns with how housing diversity will be implemented in traditionally low-density residential areas.
- + Desire for more clarity around what building types are allowed in each zone.

#### Community League Representatives

- + There should be diversity in affordable housing types, particularly affordable housing with multiple bedrooms.
- + The viability of backyard housing was addressed with reference to height, site coverage, setbacks and location. Some commenters advocated for allowing greater floor areas, while others noted concerns about the impacts of setbacks, facade length and the location of backyard housing on neighbouring properties.
- + The provision of housing diversity should be guided by census data to determine what type of housing is required.

#### Industry Representatives

- + Regulations such as height and design requirements are too restrictive to be able to provide effective housing diversity.



“To ensure sustainable social outcomes, consideration must be given to how the draft Zoning Bylaw could ensure affordable housing for a diversity of households and a range of sizes can be built, in addition to market housing.”

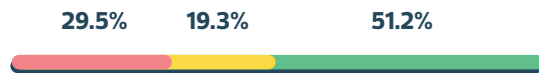
## INFRASTRUCTURE CAPACITY (12 COMMENTS)

**Definition:** Comments that discussed servicing and infrastructure capacity issues with developments, such as water and power and excluding traffic impacts and road infrastructure.

**Summary:** The majority of comments highlighted potential issues relating to infrastructure capacity. A common theme heard was the concern for how increased density and infill will put pressure on existing infrastructure.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Concerned with existing infrastructure capacity to accommodate increased density and infill development, particularly in older neighbourhoods.

#### Community League Representatives

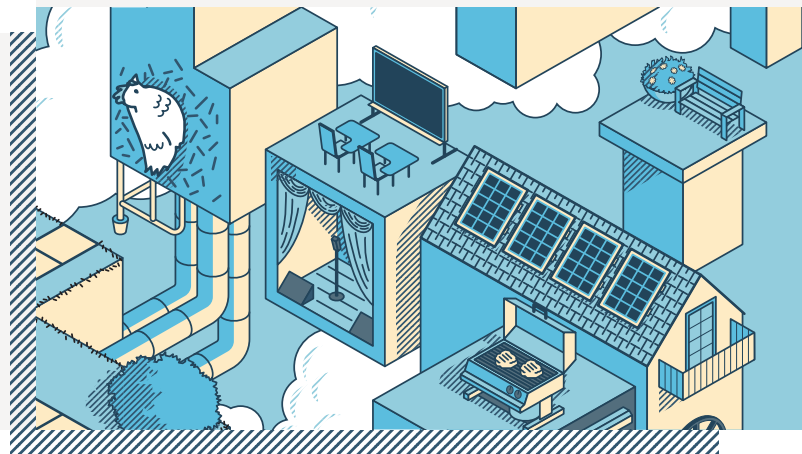
- + Additional consideration is needed for infill development and increased density putting pressure on existing infrastructure, particularly drainage and sewage.

#### Industry Representatives

- + Concerns that policy will impact the efficiency of pursuing infrastructure upgrades.

“ If we can get more housing built in mature neighbourhoods, we can make more efficient use of our infrastructure and under-utilized schools. ”

“ How do we increase density without overwhelming infrastructure (like drainage) and creating/preserving climate resiliency? ”



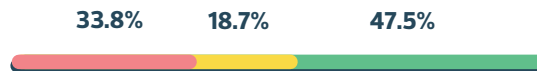
## LANDSCAPING (238 COMMENTS)

**Definition:** Comments that discussed the provision and protection of trees, including private and public trees.

**Summary:** The majority of comments identified either suggested approaches for regulating landscaping or identified issues about how landscaping is currently being regulated. Some common themes among responses included the relationship between landscaping and climate resiliency, the balance between hardscaping and softscaping and the challenges related to satisfying landscaping requirements and other site design requirements (such as setbacks, parking, waste collection, etc.).

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Preference for greater landscaping requirements.
- + Concern for a lack of space for landscaping within side sidebacks.
- + Emphasized the importance of considering the sustainability implications of landscaping regulations.

#### Community League Representatives

- + Preference for greater landscaping requirements.
- + Concerns with allowing too much hardscaping and the impacts this could have on climate resiliency and aesthetics. Indicated a need for education regarding the benefits and impacts of landscaping.
- + Landscaping is being limited by setback restrictions.
- + Emphasized the importance of preserving trees and allowing adequate space for them in order to help reduce stormwater runoff and urban heat island effect impacts.

#### Industry Representatives

- + Some individuals advocated for more strict landscaping regulations, while others desired for a more relaxed approach.
- + Landscaping requirements are competing with parking and garbage area requirements.
- + Landscaping requirements, and particularly landscaped buffer requirements, are too restrictive.
- + Need more clarity on landscaping regulations within parking lots.
- + Issues were noted relating to the clarity of landscaping requirements.

## LIGHT POLLUTION (5 COMMENTS)

**Definition:** Comments related to the impacts of development lighting regulations.

**Summary:** Commenters were concerned about the nuisance of bright lights and signs. Participants showed support for limiting the impact of lighting, particularly the brightness of lights and signs. Particular concern was noted for the nuisance related to bright signs and car dealerships.

## Sentiment

### Overall Sentiment



## What We Heard from:

### Residents

- + Some residents are concerned about mature tree canopies blocking light from street lights to adjacent commercial businesses.

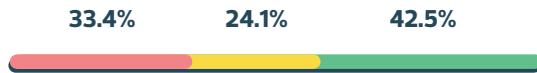
## MASSING (97 COMMENTS)

**Definition:** Comments related to the massing impacts of buildings and transitions between building types. Massing refers to the perception of the shape, form and size of a building.

**Summary:** Many comments called for massing to be executed in a context-sensitive manner that ensures diverse building forms and does not detract from the existing streetscapes or neighbourhoods. Many comments addressed the need to ensure that massing should be sensitive to its context. Massing should ensure that existing streetscapes and the pedestrian scale are preserved.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Need better clarity on how larger-scale infill development may affect shadowing on adjacent or nearby properties.
- + Regulation of building massing should consider shadowing impacts for neighboring buildings.
- + Greater consideration is needed for incremental growth and massing. Building massing should consider issues such as roadway sizing, the presence/absence of boulevards and lot sizes.

#### Community League Representatives

- + Emphasized the importance of ensuring sensitive massing transition.
- + Concerns about the impact of rear-attached garages (if permitted) on massing and consequent impact on shadows, urban heat island effect and the viability of landscaping.

#### Industry Representatives

- + Disconnect between floor-area-ratio (FAR), height and setback requirements.
- + Maximum building height cannot be achieved on standard-sized sites given the maximum floor-area-ratio (FAR).
- + Massing regulations restrict tower development and design.

“ I think the setback should be at a lower level, both to reduce massing and wind impacts. ”



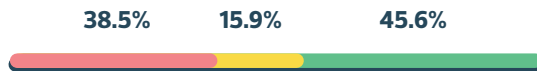
## NEIGHBOURHOOD CHARACTER (91 COMMENTS)

**Definition:** Comments that identified how neighbourhood character will be impacted by the draft regulations. This excludes comments that relate to density, transitions, development compatibility, etc.

**Summary:** The majority of comments addressed preserving neighbourhood character in mature neighbourhoods. Common concerns included retiring the Mature Neighbourhood Overlay, the loss of mature trees and issues related to height, scale and privacy.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Concerned with retiring the Mature Neighbourhood Overlay.
- + Preserving existing character in mature neighbourhoods is important, especially by protecting mature trees.
- + Reservations about giving developers power to alter the character of neighbourhoods.
- + Concerns regarding height regulations, overlook and privacy.

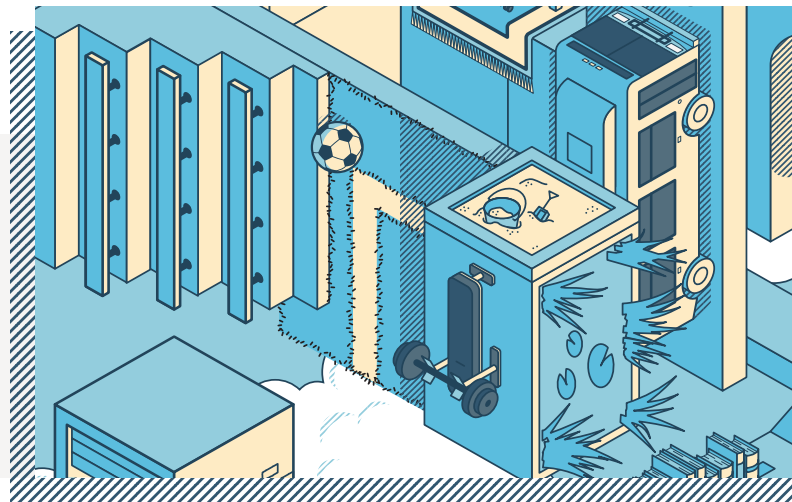
#### Community League Representatives

- + If the Mature Neighbourhood Overlay is to be replaced by the Small Scale Residential Zone (RS), the regulations from the Mature Neighbourhood Overlay should be comprehensively incorporated into the zone.

#### Industry Representatives

- + Support for less control over building form, especially in mature neighbourhoods.
- + Emphasized that greater control of built form in redeveloping neighbourhoods may push development to the suburbs and discourage infill.

“ We can readily achieve densification goals without destroying the character of neighbourhoods. ”



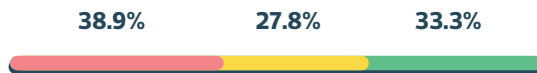
## NOISE (6 COMMENTS)

**Definition:** Comments that discussed development noise impacts.

**Summary:** Noise concerns were noted regarding both adjacent uses and adjacent roadways. Comments commonly provided feedback aimed at reducing nuisance noise.

## Sentiment

### Overall Sentiment



## What We Heard from:

### Residents

- + Concern for late night noise from uses such as cafes, pubs or bars, as well as new concerns for daytime noise given the trend toward more people working from home.
- + Noise concerns related to construction.

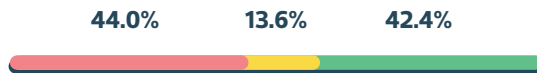
## NOTIFICATIONS (24 COMMENTS)

**Definition:** Comments that discussed changes to development permit and rezoning notifications.

**Summary:** The majority of comments support the preservation of strong notification processes, however, some development industry representatives/consultants supported the removal of notification letters, such as for Class A (permitted) developments. Commenters also provided varying perspectives on why notifications should be preserved, enhanced or simplified.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Suggested using a publicly-accessible database that stores all notices of rezonings, development permits and other relevant notices.
- + Augmenting mail notices with email notices would help to improve outreach.
- + Without notifications, residents are at a much higher risk of missing a public hearing that is relevant to them.

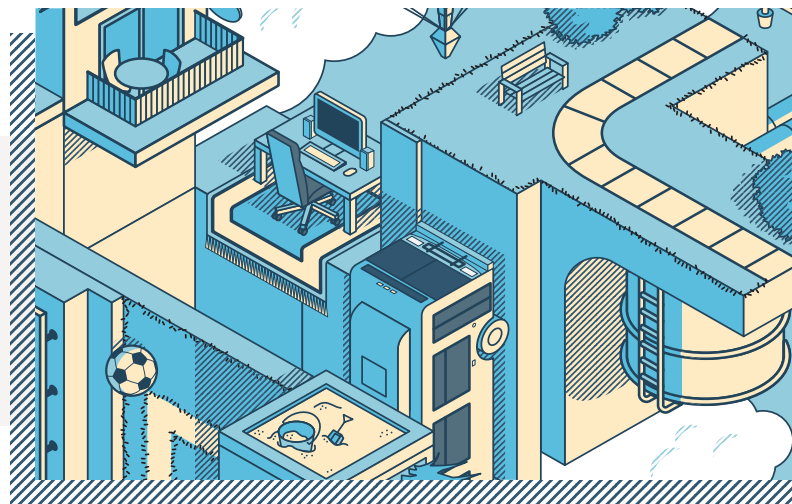
#### Community League Representatives

- + Advocated for preserving notification requirements, particularly Class A notification letters for neighbours.
- + Maintaining notifications in areas currently within the Main Streets Overlay is important.

#### Industry Representatives

- + Support the removal of notification letters, particularly for Class A developments, stating that they are a waste of resources.

“ Class A notification should be continued as a courtesy to neighbours. ”



## PARKING (64 COMMENTS)

**Definition:** Comments that discussed the provision or design of parking for developments.

**Summary:** Comments regarding parking addressed a range of issues, including parking policies related to infill development, setbacks and other site requirements, clarity of policy and landscaping requirements.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + A greater demand for street parking could result from infill development.
- + There is a disconnect between encouraging greater density and not requiring minimum parking requirements.
- + Greater consideration for bike parking is needed.

#### Community League Representatives

- + Concerned with how setback areas will be used to accommodate parking while balancing other factors such as garbage collection, amenity areas, landscaping and streetscape amenities.
- + A parking management plan is needed.

#### Industry Representatives

- + Parking policies need greater clarity—specifically what is or is not allowed, given that builders can choose visitor parking in the form that suits their needs best.
- + Clearer landscaping requirements are needed for parking lots. Having parking and landscaping requirements in two different sections could create confusion.

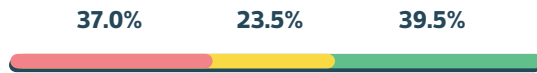
## PERMEABILITY AND DRAINAGE (30 COMMENTS)

**Definition:** Comments that specifically discuss drainage capacity and permeability requirements, excluding comments about site coverage.

**Summary:** Comments regarding permeability and drainage addressed a range of topics including residential site drainage, the preservation of trees, landscaping requirements and impervious site coverage.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Need clarity surrounding rainwater discharge requirements, specifically for older homes, garages, homes near the River Valley and the ravine system.
- + Clarity is needed for how policy regulates above-ground rainwater collection, such as the use of rain barrels.

#### Community League Representatives

- + Importance of preserving trees and allowing adequate space for trees in order to help reduce the impacts of stormwater runoff and the urban heat island effect.
- + Maintaining green infrastructure on site and balancing this with impervious site coverage.

#### Industry Representatives

- + Concerns for an increase in hardscaping and the need for more permeable surfacing.
- + Barriers regarding the cost of building sustainable and permeable surfaces.

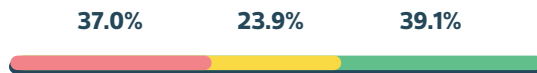
## PRIVACY (17 COMMENTS)

**Definition:** Comments that discussed regulation impacts on privacy.

**Summary:** A common theme identified was the need to increase consideration for privacy regulations, particularly for infill development and commercial development adjacent to existing residential development, as well as general screening requirements.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Privacy considerations for infill development in mature neighbourhoods are needed.
- + Concerns with larger-scale infill developments overlooking their homes and backyards.
- + Residents were mainly in support of preserving and enhancing privacy requirements.

#### Community League Representatives

- + Regulations should address privacy between units in multi-unit dwellings that account for sound, vibration and odors.
- + Concerns with backyard housing and any resulting overlook into neighboring properties.

#### Industry Representatives

- + Greater consideration should be given to creating privacy in the Mixed Use Zone (MU). Particularly, finding balance between commercial uses, such as businesses with patios and residential uses with balconies.
- + Concerns with specific privacy screening requirements. Notably, questions were raised around vegetative screening, screening for stepbacks and the minimum height required for fences.

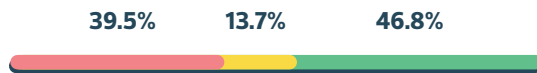
## PROCESS (78 COMMENTS)

**Definition:** Comments related to the development process, such as application reviews. This excludes the interpretation of regulations.

**Summary:** Comments provided feedback on how greater efficiency and better outcomes could be achieved through changes in process. Many comments addressed issues such as timeframes for development permits, efficiency and outcomes. Examples of issues raised included when a rezoning is required, notification processes, integrating a context-sensitive approach to application processes and how to ensure appropriate implementation.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Emphasis on the importance of community league and resident involvement in the rezoning process, especially for rezonings that include changes to height, use or floor area ratio.

#### Community League Representatives

- + A rezoning should be required for any changes related to height modifiers.
- + Preserve notification and signage requirements.

### Industry Representatives

- + Need clarity on development permit applications, specifically when they are not required.
- + Need clarity on modifiers and whether they are "as of right" if criteria is followed.
- + Positive feedback was noted for the increased flexibility for density and mixed uses.
- + More flexibility in the Direct Control Provision (DC2) should be allowed to avoid having to rezone with slight changes.
- + Site context should be considered at the application stage. Specifically, there should be a part of the application that asks how the development responds to the context.

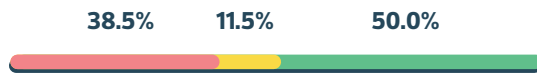
## PROPERTY ASSESSMENT AND TAXATION (6 COMMENTS)

**Definition:** Comments that discuss taxation and property assessment impacts.

**Summary:** The majority of comments advocated for a more equitable approach to property assessment and taxation. In particular, respondents pushed for reducing pressure on low-income areas. Comments noted that further consideration is necessary for how Edmonton will ensure that low-income households are not taking on greater tax pressure than higher-income households.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Community League Representatives

- + Downtown taxation is fair given that much of the downtown housing is owned by foreign investors.

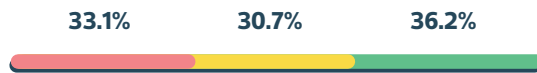
## REGULATORY INCONSISTENCY (40 COMMENTS)

**Definition:** Comments related to issues between regulations and policies, and their application or location.

**Summary:** Comments mostly addressed the disconnect between the draft Zoning Bylaw and other City plans, such as The City Plan and the draft District General Policy and district plans.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Concerns with the Mixed Use Zone (MU) being used for Local Nodes.
- + Disconnect between the draft Zoning Bylaw and the Municipal Government Act (MGA), stating that notification is intended to ensure democratic engagement.
- + Inconsistent height regulations between the draft Zoning Bylaw and district plans.

#### Community League Representatives

- + Inconsistency between how the Zoning Bylaw and the district plans support density in nodes and corridors was identified.

#### Industry Representatives

- + There is a disconnect between The City Plan and the draft Zoning Bylaw, particularly regarding the location of infill.
- + Definitions are not comprehensive and can be vague in some cases.
- + There is a disconnect between how local nodes are addressed in the draft Zoning Bylaw and the district plans.

## REZONING (35 COMMENTS)

**Definition:** Comments relating to the rezoning process, not including notifications for rezonings.

**Summary:** Comments related to both improving clarity on rezoning requirements, as well as improving the efficiency of the rezoning process.

### Sentiment

#### Overall Sentiment



#### What We Heard from:

##### Residents

- + Clarity is needed regarding when a rezoning is necessary.
- + Concerned with how rezonings may affect height allowances.

##### Community League Representatives

- + Concerns about additional height that could be achieved as a result of rezonings.
- + Greater clarity and explanation are required regarding the rezoning process.

##### Industry Representatives

- + Clarity is needed on the relationship between height modifiers and the rezoning process. For example, it is unclear whether developers can change the maximum height of their building within the scope of the height modifiers without having to rezone.

## SAFETY (51 COMMENTS)

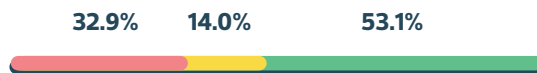
**Definition:** Comments relating to safety.

**Summary:** Comments regarding safety related to a range of topics including safe access, fire safety requirements, active transportation safety and safety related to home-based businesses. Some specific safety risks include the risk of narrow side setbacks precluding safe and inclusive access as well as hazards associated with bright road signs.

Public health institutions also provided feedback on this topic and suggested that there should be greater consideration given to aligning regulations with the Tobacco and Smoking Reduction Act, particularly in regard to second-hand smoke protections.

### Sentiment

#### Overall Sentiment



#### What We Heard from:

##### Residents

- + Consideration should be given to ensure safe infrastructure is provided for active modes of transportation, specifically connecting to transit centres.
- + Safety and nuisance concerns regarding the regulation of home-based businesses.
- + There are safety concerns with narrow side setbacks and building separation distances including maneuvering between buildings, ladder safety, excavation safety and fire safety.

##### Community League Representatives

- + Consideration should be given to fire safety for multi-family dwellings and accessory buildings.
- + Greater consideration should be given for the safety and upkeep of walkways and bike lanes.

##### Industry Representatives

- + Greater consideration needs to be given to the safety of transit in order to effectively implement 15-minute communities.

## SEPARATION DISTANCE (43 COMMENTS)

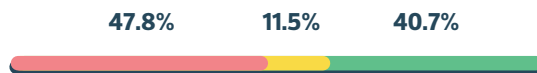
**Definition:** Comments that discussed separation distances between different uses, such as crematoriums, daycares, cannabis and liquor sales.

**Summary:** Comments mainly noted the importance of separation distances for liquor stores, cannabis retailers and crematoriums. Separation distances for crematoriums received many comments urging the City to pursue greater distance requirements. School boards also provided feedback on this topic.

School boards noted that separation distances between liquor stores and schools should be maintained or increased. It was also noted that a minimum separation distance for liquor and cannabis stores should be introduced to avoid the simultaneous use of substances.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Having sufficient separation between residential uses and crematoriums is important. Many respondents noted that this separation distance should be increased.

#### Community League Representatives

- + Concerns about the possible proximity of body rub centres to residential areas.
- + Consideration is needed for separation distances of crematoriums and residential areas.

#### Industry Representatives

- + Separation distances are too restrictive and result in development delays and unnecessary inefficiencies.

“ Preventing clustering among liquor, tobacco and cannabis stores can have a positive impact on communities with few resources and vulnerable populations. ”



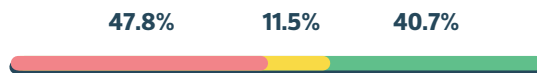
## SERVICES IN NEIGHBOURHOODS (243 COMMENTS)

**Definition:** Comments related to the provision of services and amenities in communities, such as parks, retail, etc.

**Summary:** While many respondents were in support of allowing services in neighbourhoods, comments indicated that there could be further consideration on the uses allowed, supporting infrastructure requirements and overall clarity of the regulations. A lack of clarity was noted regarding use classes and what is or is not allowed in a zone. Some stakeholders advocated to include arts spaces such as galleries or small-scale performance venues within the scope of neighbourhood services. Positive feedback was provided for locating small-scale businesses in neighbourhoods.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Use classes require more clarity to understand what is or is not allowed in a zone.
- + Positive feedback was provided for permitting small and local businesses in neighbourhoods.

#### Community League Representatives

- + Consideration needed for ensuring services are accessible to seniors.
- + Emphasized the importance of limiting the potential nuisance of services to neighbouring residents.

#### Industry Representatives

- + Further clarity is needed regarding what qualifies for each use class.
- + Positive feedback for permitting services within neighbourhoods that provide benefits for vibrancy and safety.
- + Suggestions to add more use classes to be viable as neighborhood services.

“ If a neighbourhood lacks needed services, like food and goods, then designate a local node area with outdoor business-related activity. ”

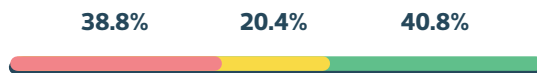
## SETBACKS (201 COMMENTS)

**Definition:** Comments related to setbacks. A setback is the distance that a development, or specified portion of it, must be from the lot line.

**Summary:** Comments mainly offered suggestions to change specific setback requirements in various zones. A particular focus was placed on residential setback regulations, as well as setbacks for open spaces and civic services. While some comments supported stricter setback regulations, others supported relaxing setback requirements.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Comments addressed specific setback measurements in various zones. Feedback was mixed, suggesting setback requirements should be both relaxed and restricted.

#### Community League Representatives

- + Specific setback requirements should be changed in various zones.
- + Concerns about how retiring the Main Streets Overlay will affect setback requirements.
- + Sufficient setbacks play a role in supporting healthy trees.

#### Industry Representatives

- + Relaxing setback requirements would allow more flexibility in site design.
- + Clarity needs to be improved for a range of setback requirements in several zones.

““ The front setback is insufficient to accommodate mature shade trees and the rear setback will have a negative impact on neighbours.

””

““ These setbacks consider the public interest and provide sensitive transitions.

””

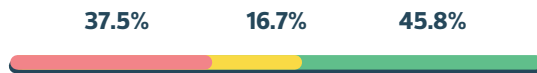
## SITE COVERAGE (63 COMMENTS)

**Definition:** Comments regarding site coverage that do not relate to site permeability or drainage.

**Summary:** Comments regarding site coverage were relatively mixed. While some respondents advocated for greater site coverage restrictions, others advocated for a more flexible approach.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Consideration should be given to the risk of increasing the size of homes and not increasing density.
- + Concern for the loss of green asset areas with increased site coverage.

#### Community League Representatives

- + There are site coverage issues for backyard housing. Clarity is needed on how the site coverage relates to former garden suite regulations.
- + Concern for the site coverage of accessory buildings.
- + Further consideration should be given to impervious site coverage.

#### Industry Representatives

- + Regulations are too restrictive. For reasons of affordability, customer preferences and building design, respondents advocated for less restrictive site coverage regulations.
- + Suggested greater site coverage for a range of uses and in various zones.

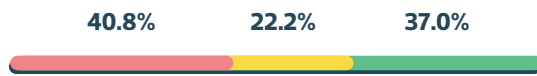
## SUN ACCESS (50 COMMENTS)

**Definition:** Comments that specifically discussed concerns with sun access.

**Summary:** The majority of comments focused on supporting the preservation of sun access, especially in relation to infill development. Examples of specific concerns included solar power viability, mental health considerations and sun access for plants and gardens.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + Concerns with the loss of sun access resulting from infill developments, which may be taller than existing building forms such as multi-family homes, apartments and skinny homes.
- + A lack of sun access could cause a loss of solar power viability for some homes.
- + The role of sun access in health effects like Seasonal Affective Disorder.
- + Sun access is necessary for healthy plant life.

#### Community League Representatives

- + There is a risk of infill developments blocking sunlight for neighbouring residents' solar panels.
- + Sun access is increasingly important given the trend toward working from home.

#### Industry Representatives

- + Clarity is needed regarding minimum sunlight and maximum shadowing regulations related to new development.
- + Concern for the Development Planners' discretion in allowing taller buildings than the listed maximum height.

## TRAFFIC (11 COMMENTS)

**Definition:** Comments that discussed the draft Zoning Bylaw's impacts on traffic.

**Summary:** The majority of comments relating to traffic addressed increased traffic concerns as a result of increased density, infill development and an increase of mixed uses. Respondents noted traffic, parking and congestion concerns resulting from infill development and commercial development occurring from residential areas. Concern was also noted for traffic related to local and home-based businesses in residential areas. The importance of public transit in conjunction with densification was emphasized.

## Sentiment

### Overall Sentiment



## What We Heard from:

### Residents

- + There is a lack of capacity in infrastructure to support additional traffic that accompanies greater density.
- + Traffic and noise related to infill development are a concern.

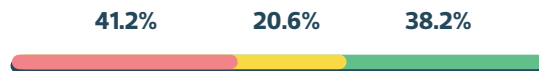
## UPZONING (11 COMMENTS)

**Definition:** Comments that discussed the desire for more upzoning to occur through the Zoning Bylaw Renewal Initiative. Upzoning means rezoning a site in a way that significantly increases development rights.

**Summary:** The majority of comments advocated for a context-sensitive approach to upzoning. In particular, respondents noted that upzoning should be approached with careful consideration in low-density residential areas.

## Sentiment

### Overall Sentiment



## What We Heard from:

### Residents

- + There are concerns that infill development will not be concentrated along nodes and corridors. Respondents noted that the new Medium Scale Residential Zone (RM) may be a shock to some neighbourhoods in terms of height and density.
- + While there was support for infill and densification, there should still be consideration for preserving low-density options.

## URBAN AGRICULTURE (14 COMMENTS)

**Definition:** Comments that discussed the draft Zoning Bylaw's role in enabling urban agriculture opportunities.

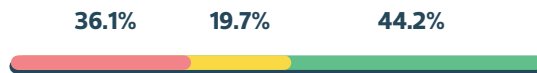
**Summary:** The majority of comments were in support of enabling urban agriculture, however, several comments highlighted a lack of clarity around what it consists of in practice.

School boards shared support for urban agriculture noting its benefits for accessible, affordable and safe food options. They also expressed positive feedback toward the City for providing consideration to urban agriculture in the draft Zoning Bylaw.

Business owners noted the need for regarding how urban agriculture fits into the draft Zoning Bylaw, and in specific zones.

### Sentiment

#### Overall Sentiment



### What We Heard from:

#### Residents

- + More clear language is needed in describing urban agriculture, including what it actually looks like and consists of.
- + Support for the provision of urban agriculture.

#### Industry Representatives

- + Support for not requiring a development permit for community gardens.

“A healthy, resilient local food system includes accessible, affordable, safe food options.”

# What Happens Next?

Reimagining the Zoning Bylaw brings Edmonton one step closer to implementing The City Plan — and stakeholder feedback is critical to its success. The City is listening to and learning from Edmontonians in order to make the final refinements to the draft Zoning Bylaw and map, which will help lead Edmonton to a healthy, urban and climate-resilient city of two million people — key goals of The City Plan.

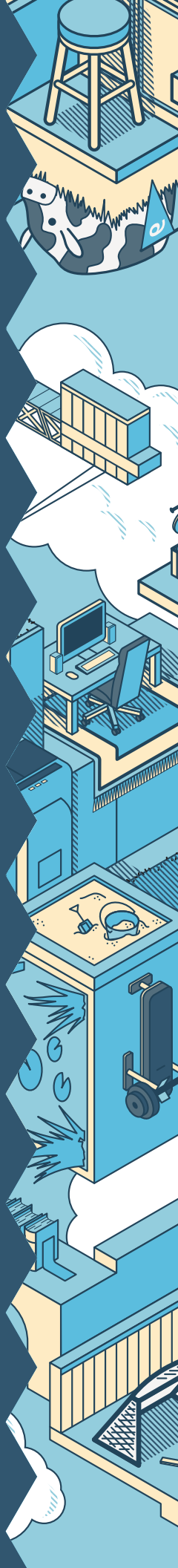
At the time of writing this report, feedback gathered during Phase 2 engagement is being used to further refine the new Zoning Bylaw, map and the new online platform of the Zoning Bylaw.

Edmontonians will be invited to share their thoughts on the revised version of the draft Zoning Bylaw and “Know Your Zone” Rezoning Map in May 2023, the initiative’s final formal public engagement period. This feedback will be used to develop the final drafts of the new Zoning Bylaw and map.

The City will present the revised draft of the Zoning Bylaw to Urban Planning Committee in June 2023. In October 2023, the final Zoning Bylaw and “Know Your Zone” Rezoning Map will then be presented to City Council at a Statutory Public Hearing, where the public will be invited to share their opinions with City Council. Pending the bylaw’s approval at public hearing in October 2023, the new bylaw and map will come into effect on January 1, 2024.

For regular project updates, please visit [edmonton.ca/zoningbylawrenewal](https://edmonton.ca/zoningbylawrenewal), call 311 or contact the Zoning Bylaw Renewal Team by email at [zoningbylawrenewal@edmonton.ca](mailto:zoningbylawrenewal@edmonton.ca)

Edmontonians can receive monthly updates about the Zoning Bylaw Renewal Initiative and related city-building projects by signing up for [The City Building Newsletter](#).



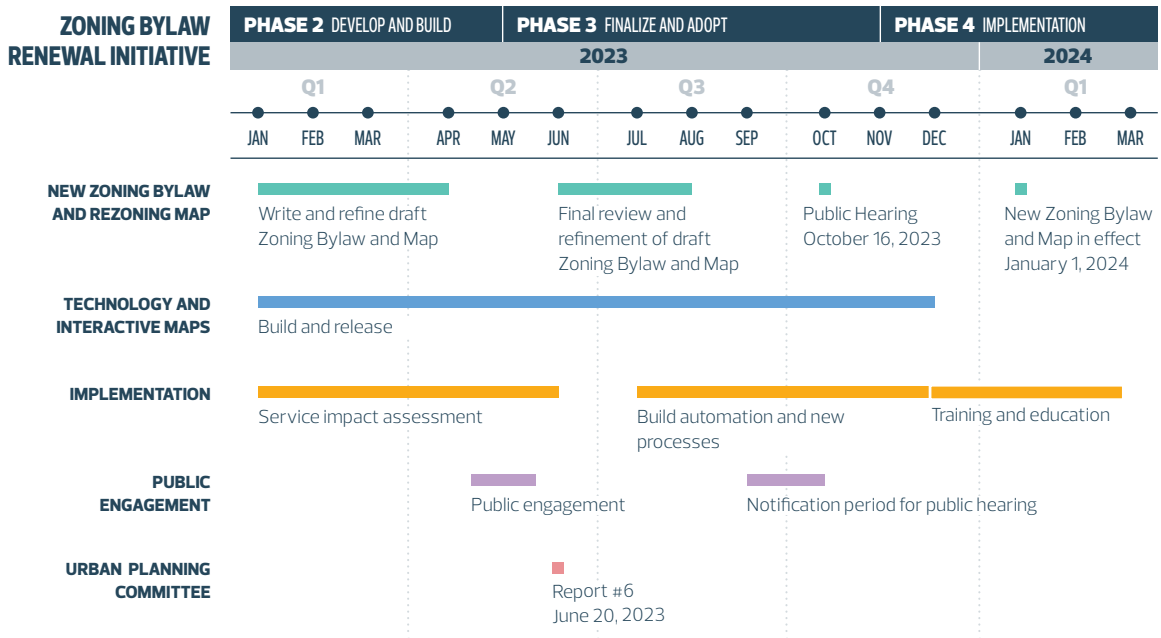
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<b>Appendix C: Engagement Activities</b> .....	66



# Appendix A

## Project Timeline



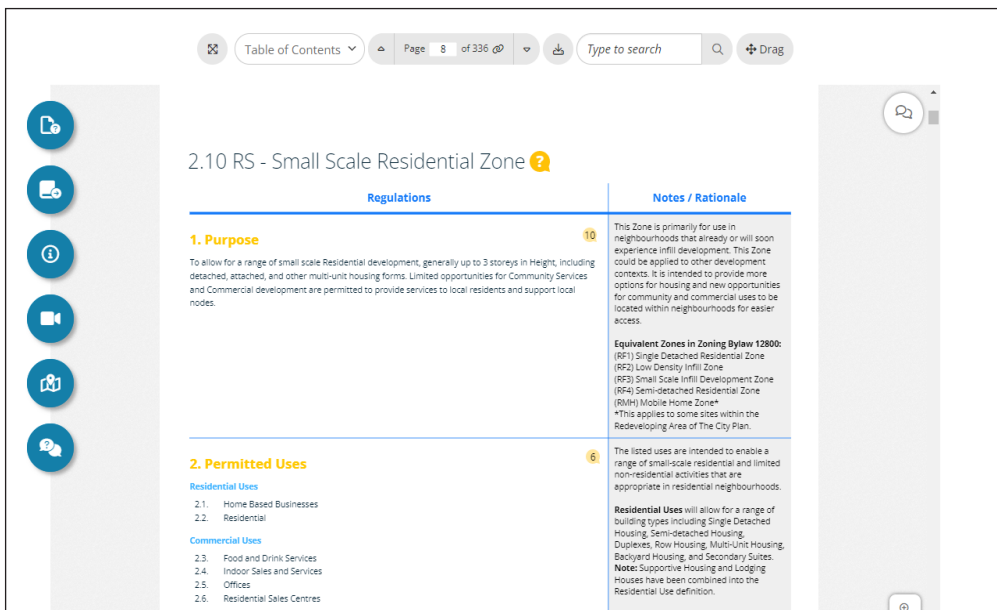
# Appendix B

## Online Engagement Tools

From September 15, 2022 to December 23, 2022, Edmontonians used various online engagement tools to provide feedback on the draft Zoning Bylaw, "Know Your Zone" Rezoning Map, the Zoning Bylaw's new online platform and other supporting documents, such as the Overview of the New Zoning Bylaw.

### DRAFT ZONING BYLAW AND OTHER SUPPORTING DOCUMENTS

Edmontonians were invited to share their feedback on the draft Zoning Bylaw and supporting documents, including the Overview of the New Zoning Bylaw, using a guided feedback tool that enabled participants to explore the documents and provide comments and questions throughout.



The guided feedback tool included features (as seen in the icons on the left side of the image above) to support stakeholders with reviewing the providing their feedback, including:

- + A "How To Interact with this Document" guide;
- + Additional, simplified information on a given zone;
- + An overview video outlining key highlights of a given zone;
- + A glossary of key terms; and
- + A direct link to the "Know Your Zone" Rezoning Map.

## “KNOW YOUR ZONE” REZONING MAP

Edmontonians were invited to get to “know their zone” by using an interactive map to enter the address of their home, place of work or favorite coffee shop to learn more about the current and proposed zoning for that address. The Zoning Bylaw Renewal team gathered feedback on the map, including mapping errors, using a Google Form.

**Know Your Zone Map**

Search Address Here

**Welcome!**

Type an address or place in the search box above. If you don't know the address, use one of these search methods:

- Click the search box and choose **Use current location**; or
- Scroll within the map and use the + or - buttons to zoom into an area, and then click on the property.

Results will include information about the current zone, the proposed zone, and any other regulations that may apply. The labels displayed portray the Current Zone/Proposed Zone. I.e. CSC/MU.

For more information about the Zoning Bylaw Renewal Initiative or to provide feedback, visit these pages:

- [Zoning Bylaw Renewal Initiative](#)
- [Engage Edmonton - Zoning Bylaw Renewal](#)

To report any mapping errors, please click [here](#) and you will be redirected to a Google Form.

**Proposed Zoning**

Zone Code and Description

- A-River Valley
- A1-Fort Edmonton Park Special Area
- A2-Muttart Conservatory Special Area
- A3- Louise McKinney Riverfront Special Area
- A4-Edmonton Valley Zoo Special Area
- A5-Buena Vista Park Special Area
- A6-River Crossing Special Area
- AED-Arena and Entertainment District Zone
- AES-Agricultural Edmonton South
- AG-Agriculture
- AJ-Alternative Jurisdiction
- BE-Business Employment

▼ **Current Zoning**

Zone Code	RF3
Zone Description	Small Scale Infill Development Zone

Click [here](#) to open the current Zoning Bylaw 12800 | City of Edmonton

▼ **Proposed Zoning**

Zone Code	RS
Zone Code and Description	Small Scale Residential

Click [here](#) to view the Proposed Edmonton Zoning Bylaw.

## THE NEW ONLINE PLATFORM FOR THE ZONING BYLAW

Edmontonians were invited to explore the new online platform that will house the Zoning Bylaw once it is in effect. Draft content was added to the online platform to provide stakeholders with a sense of how they would be able to navigate the new Zoning Bylaw online once it is adopted and in effect. Guidance was provided on how to use various features of the online platform on the home page. Feedback on the new online platform was collected through a Google Form.

The screenshot shows the 'Draft Zoning Bylaw' website. The header includes the Edmonton logo, the title 'Draft Zoning Bylaw', and navigation links for 'Zoning Map (coming soon)', 'Record of Text Amendments', 'Bylaw PDF', and 'Search'. The main content area is titled 'The New Home for the City of Edmonton's Zoning Bylaw' and contains the following text:

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.

To learn more about the Zoning Bylaw Renewal, visit [edmonton.ca/zoningbylawrenewal](https://edmonton.ca/zoningbylawrenewal).

On the left side of the page, there is a 'Start here' section with a 'TABLE OF CONTENTS' and a list of parts with expandable icons (+):

- Part 2 - Standard Zones and Overlays
- Part 4 - Direct Control Zones
- Part 5 - General Development Regulations
- Part 6 - Specific Development Regulations
- Part 7 - Administrative and Interpretive Clauses

# Appendix C

## Engagement Activities

### Engaged Edmonton Webpage

Many, but not all, City projects promote engagement through an Engaged Edmonton webpage. The Zoning Bylaw Renewal Engaged Edmonton webpage served as a hub to collect feedback from residents and other stakeholders during Phase 2 engagement. The page was open for input from September 15, 2022 to December 23, 2022.

Engaged Edmonton contained direct links to all documents that were available for review and feedback using the Guided Feedback tool, including:

- + Draft Zoning Bylaw
- + Overview of the New Zoning Bylaw: This document provided a high level overview of the draft Zoning Bylaw.
- + Rationale for Retiring the Mature Neighbourhood Overlay: This document provided a detailed rationale for the City's proposed approach to retiring the Mature Neighbourhood Overlay.
- + Rationale for Retiring the Main Streets Overlay: This document provided a detailed rationale for the City's proposed approach to retiring the Main Streets Overlay.
- + Approach to Special Areas: This document provided details on the City's proposed approach to Special Areas.

Note: Some sections of the draft Zoning Bylaw, including Special Areas and some administrative sections, were still under development at the time the draft Bylaw was released and were not included in Phase 2 Engagement. Edmontonians and stakeholders will have the opportunity to review and provide feedback on these sections through subsequent engagement in May 2023.

Engaged Edmonton also provided links to the "Know Your Zone" Rezoning Map and the new online platform of the Zoning Bylaw, inviting feedback via Google Forms.

Engaged Edmonton also served as an education hub, hosting a variety of resources (see below) to enable residents and stakeholders to engage meaningfully:

Six Conversation Starters:

- + Guiding Neighbourhood Redevelopment
- + Fostering 15-Minute Communities
- + Enabling Growth in Nodes and Corridors
- + Changing the Way We Regulate Uses
- + Supporting Development in Edmonton
- + Supporting Greater Climate Resilience

Seven Zone Overview Videos:

- + Small Scale Residential Zones
- + Medium Scale Residential Zones
- + Large Scale Residential
- + Mixed Use Zones
- + Industrial Zones
- + River Valley and Natural Area Zones
- + Commercial Zones

Additional reference documents, including:

- + Proposed Zone Equivalencies
- + Frequently Asked Questions
- + Glossary of Terms
- + Use Definitions – New Zoning Bylaw
- + General Definitions – New Zoning Bylaw
- + How to Provide Online Feedback Guide

During Phase 2, the Zoning Bylaw Renewal Initiative Engaged Edmonton page received over 12,300 visits.

## Contact With The Zoning Bylaw Renewal Team

### EMAIL

Edmontonians were invited to contact the Zoning Bylaw Renewal Team and provide their feedback by email at [zoningbylawrenewal@edmonton.ca](mailto:zoningbylawrenewal@edmonton.ca). The email was shared on the project website, social media posts, Engaged Edmonton pages, newsletters, Conversation Starters, presentations, workshops and via 311. A total of **36 emails** were received.

### CHAT WITH A PLANNER

Conversations with a Zoning Bylaw Renewal planner, named "Chat with a Planner", were offered online or by phone between October 25, 2022 and December 15, 2022. These conversations provided residents and other stakeholders with one-on-one opportunities to ask questions and share feedback with a planner from the Zoning Bylaw Renewal team. A total of **12 chats** were held.

### GENERAL FEEDBACK FORM

Edmontonians were invited to provide their feedback through the Zoning Bylaw Renewal Initiative General Feedback form, which was available on the project website. A total of **21 responses** were received.

## Interactive Workshops

### WORKSHOPS

#### BUILDING UPON CONNECTEDMONTON AND THE CITY PLAN

The Zoning Bylaw Renewal Team co-hosted **six integrated online workshops** with the District Planning Team that brought together the public, industry stakeholders, local business owners and operators, community league representatives, non-profit groups, agencies and other groups. The workshops were categorized under three unique themes (below).

#### 1. Guiding Neighbourhood Redevelopment

This workshop focused on reimagining how new development can be welcomed within our existing neighborhoods and explored the following themes:

- + Future population growth and the need for increasingly diverse housing options;
- + New development that remains sensitive to existing development; and
- + A focus on form and scale of new buildings, not how units are arranged within them.

#### 2. Enabling Growth in Nodes and Corridors

This workshop focused on the type of developments and design needed in Edmonton's nodes and corridors and explored the following themes:

- + Intensifying development and density within nodes and corridors adjacent to mass transit stations and mobility hubs;
- + Contributing to vibrant, walkable destinations at a scale that is inviting to pedestrians; and
- + Enhancing the public realm and design of buildings along Edmonton's main streets.

#### 3. Fostering 15-Minute Communities

This workshop focused on how the district plans and the Zoning Bylaw will help shape the city's 15-minute communities and explored the following themes:

- + Ensuring Edmontonians have access to amenities and services that meet their daily needs closer to where they live;
- + Creating vibrant communities that support local employment opportunities; and
- + Enabling development for home-based business in residential areas while maintaining the "look and feel" of our neighbourhoods.

Each theme was delivered twice between October 12, 2022 and November 26, 2022 to allow participants greater engagement opportunities. Registration was initially limited to 60 participants but was later increased to 80. The average attendance rate was approximately 40 per cent. Overall, 143 participants attended the six online workshops.

<b>ONLINE WORKSHOP SCHEDULE (2022)</b>		
<b>WORKSHOP</b>	<b>DATE</b>	<b>TIME</b>
<b>Guiding Neighbourhood Redevelopment</b>	Wednesday, October 12	6:00 p.m. – 8:30 p.m.
	Saturday, November 5	9:00 a.m. – 11:30 a.m.
<b>Enabling Growth in Nodes and Corridors</b>	Saturday, October 15	9:00 a.m. – 11:30 a.m.
	Thursday, November 17	6:00 p.m. – 8:30 p.m.
<b>Fostering 15-Minute Communities</b>	Thursday, October 20	6:00 p.m. – 8:30 p.m.
	Saturday, November 26	9:00 a.m. – 11:30 a.m.

## **SIGNS WORKSHOPS**

### **UNCLUTTERING AND UNDERSTANDING SIGNAGE**

The Zoning Bylaw Renewal Team hosted two workshops, a virtual session with the Permanent Sign Industry and an in-person session with the Portable Sign Industry. Each session explored a series of questions highlighting areas of potential interest and impact. The Permanent Sign Industry workshop was attended by **7** participants, and the Portable Sign Industry workshop was attended by **26** participants.

<b>SIGNS WORKSHOP SCHEDULE (2022)</b>		
<b>WORKSHOP</b>	<b>DATE</b>	<b>TIME</b>
<b>Permanent Sign Industry (virtual)</b>	Thursday, December 1	2:00 p.m. – 4:00 p.m.
<b>Portable Sign Industry (in-person)</b>	Friday, December 2	9:00 a.m. – 11:00 a.m.

## **ZONE TESTING WORKSHOPS**

### **TESTING DEVELOPMENT SCENARIOS AGAINST THE DRAFT BYLAW**

The Zoning Bylaw Renewal Team hosted three in-person zone testing workshops which brought together industry representatives, community stakeholders representing the Edmonton Federation of Community Leagues (EFCL) and City of Edmonton staff from various teams to collectively work through testing a set of real-world development applications against the draft Zoning Bylaw.

Industry stakeholders included representatives from the Canadian Home Builders' Association – Edmonton Region (CHBA-ER), the Urban Development Institute – Metro Region (UDI-ER), the Infill Development in Edmonton Association (IDEA), the Commercial Real Estate Development Association (NAIOP) and the Architects Stakeholder Team (AST).

The EFCL assisted in the selection of community stakeholder participants. An expression of interest form was shared with community leagues inviting participation from members of the public.

City staff representatives included members of the Zoning Bylaw Renewal and District Planning Teams in addition to rezoning planners and development planners.

Industry stakeholders and community representatives were invited in advance to submit examples of development permit applications representative of various scales within four development contexts: residential greenfield, mixed use, commercial and residential infill.

Three workshops were held in alignment with these development contexts:

<b>ZONE TESTING WORKSHOP SCHEDULE (2022)</b>		
<b>WORKSHOP</b>	<b>DATE</b>	<b>TIME</b>
<b>Residential Greenfield</b>	Wednesday, November 30	9:00 a.m. – 1:00 p.m.
<b>Commercial and Mixed Use</b>	Wednesday, December 7	9:00 a.m. – 1:00 p.m.
<b>Residential Infill</b>	Tuesday, December 13	9:00 a.m. – 1:00 p.m.

Drawing from the development applications provided by industry and community, a total of six applications per workshop were tested against the draft Zoning Bylaw to determine the efficacy of the new regulations and if they constrain new development, to determine the Bylaw’s ease-of-use (readability, predictability, interpretation) and to identify areas for potential refinement.

## **INTEGRATED INFRASTRUCTURE WORKSHOPS**

### **MODERNIZING EDMONTON’S INFRASTRUCTURE STANDARDS**

The Zoning Bylaw Renewal Team co-hosted one in-person workshop on Thursday, December 8, 2022 in collaboration with EPCOR and the City’s Growth Management Framework Team. The workshop focused on the modernization of the water cycle design standards as well as the components of the Growth Management Framework (described below), including redevelopment incentives, redevelopment market index and substantial completion. Both components have ties to the Zoning Bylaw Renewal Initiative. The workshop was attended by representatives from developer and builder organizations, including the Infill Development in Edmonton Association (IDEA), the Commercial Real Estate Association (NAIOP), the Urban Development Institute – Edmonton Metro (UDI-EM) and the Building Industry and Land Development Association Alberta (BILD). Approximately 40 participants attended the workshop.

### **What is the Growth Management Framework?**

The Growth Management Framework is a key component of implementing The City Plan. The program will create a framework that provides transparency regarding where, when, why and how the City prioritizes and supports growth and development, in order to achieve a key City Plan goal of accommodating 2 million people within Edmonton’s existing boundary.

## Open Houses

An open house was scheduled in each of the [15 districts](#) outlined in The City Plan from September 7 to October 13, 2022. Fourteen of the district open houses took place, however, the Horse Hill district open house (September 8, 2022) was cancelled in accordance with Demise of the Crown protocols to observe the mourning period following the death of Queen Elizabeth II.



These drop-in events were hosted in community halls and neighbourhood venues that were accessible by multiple modes of transportation, whenever possible. Zoning Bylaw Renewal and District Planning staff were onsite to support participants in navigating a series of informational and engagement display boards, maps available for mark-up and to answer project-related questions. These events did not require technological resources, as print materials and take-away engagement packages were available. Over **250** participants attended the **14 open houses**.

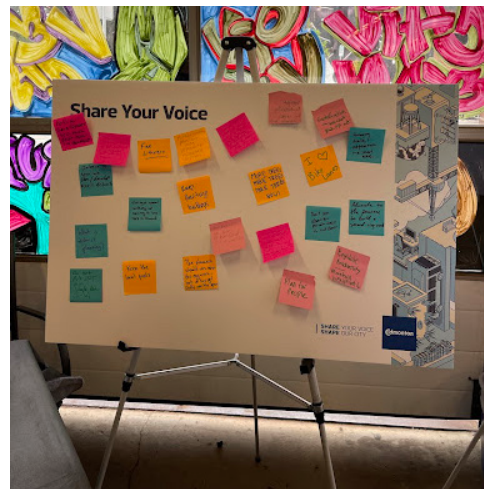
IN-PERSON OPEN HOUSE SCHEDULE (2022)			
DISTRICT OPEN-HOUSE	DATE	TIME	LOCATION
<b>West Edmonton</b>	Wednesday, September 7	5:00 p.m. – 8:00 p.m.	Belmead Community League
<b>Southwest</b>	Monday, September 12	5:00 p.m. – 8:00 p.m.	Ellerslie Rugby Club
<b>Mill Woods &amp; Meadows</b>	Tuesday, September 13	5:00 p.m. – 8:00 p.m.	Woodvale Community League
<b>Central</b>	Thursday, September 15	5:00 p.m. – 8:00 p.m.	Queen Mary Park Community League
<b>Jasper Place</b>	Monday, September 19	5:00 p.m. – 8:00 p.m.	Canora Community League
<b>Whitemud</b>	Wednesday, September 21	6:00 p.m. – 9:00 p.m.	Yellowbird East Community League
<b>West Henday District</b>	Thursday, September 22	5:00 p.m. – 8:00 p.m.	Westview Village Community Hall
<b>Northwest</b>	Tuesday, September 27	5:00 p.m. – 8:00 p.m.	Caernarvon Community League
<b>Southeast</b>	Wednesday, September 28	5:00 p.m. – 8:00 p.m.	Bonnie Doon Community League
<b>Rabbit Hill</b>	Monday, October 3	5:00 p.m. – 8:00 p.m.	St. Mary's Russian Orthodox Church
<b>Northeast</b>	Wednesday, October 5	5:00 p.m. – 8:00 p.m.	South Clareview Community League
<b>Scona</b>	Thursday, October 6	5:00 p.m. – 8:00 p.m.	Queen Alexandra Community League
<b>118 Avenue</b>	Tuesday, October 11	5:00 p.m. – 8:00 p.m.	Eastwood Community League
<b>Ellerslie</b>	Thursday, October 13	5:00 p.m. – 8:00 p.m.	Orchards Residents Association

## Pop-Up Events

The Zoning Bylaw Renewal Initiative and District Planning Teams co-attended local Edmonton events and venues to build awareness for their respective projects and promote engagement participation. These events provided a unique opportunity for both teams to inform Edmontonians about their respective projects in high-traffic areas.

From July to August 2022, the two project teams hosted eight pop-up events at recreation centres, markets and the Edmonton Heritage Festival.

Two additional pop-up events were hosted in September 2022 in collaboration with the Zoning Bylaw Renewal Initiative, River Valley Planning Modernization Project, Mass Transit and the National Urban Park Initiative. These events were designed to reach diverse audiences and align with the GBA+ equity measures to meet people where they are at and to provide quick, low-technology engagement opportunities.



The Zoning Bylaw Renewal Initiative and District Planning Teams attended the Canadian Home Builders' Association (CHBA) Builders' Breakfast and the Urban Development Institute (UDI) Luncheon in September 2022. Industry leaders extended the invitations to the project teams, as they saw value in encouraging participation from their members to attend future engagement opportunities.

### POP-UP EVENT SCHEDULE (2022)

LOCATION	DATE	TIME	INTERACTIONS
<b>Old Strathcona Farmers' Market</b>	Saturday, June 18	7:30 a.m. – 3:00 p.m.	83
<b>Beverly Farmers' Market</b>	Tuesday, June 21	3:30 p.m. – 7:30 p.m.	46
<b>South Common Farmers' Market</b>	Saturday, June 25	10:00 a.m. – 4:00 p.m.	47
<b>Terwillegar Recreation Centre</b>	Wednesday, June 29	5:00 p.m. – 8:00 p.m.	12
<b>Kinsmen Sports Centre</b>	Tuesday, July 5	4:00 p.m. – 7:00 p.m.	67
<b>Jamie Platz YMCA</b>	Wednesday, July 13	8:00 a.m. – 12:00 p.m.	24
<b>Edmonton Downtown Farmers' Market</b>	Saturday, July 23	9:00 a.m. – 3:00 p.m.	27
<b>Edmonton Heritage Festival</b>	Saturday, July 30	10:00 a.m. – 5:00 p.m.	47
<b>Castle Downs YMCA</b>	Wednesday, August 10	4:00 p.m. – 7:30 p.m.	14
<b>West Edmonton Mall</b>	Saturday, September 10	10:00 a.m. – 9:00 p.m.	31
<b>Londonderry Mall</b>	Saturday, September 17	11:00 a.m. – 5:00 p.m.	15
<b>CHBA Builders' Breakfast</b>	Wednesday, September 28	7:00 a.m. – 9:00 a.m.	Greeted members as they entered the event
<b>UDI Luncheon</b>	Thursday, September 29	11:30 a.m. – 1:00 p.m.	with project information.



## Specialized Stakeholders

### INDIGENOUS PARTNERS AND SERVICE ORGANIZATIONS

Indigenous Nations and communities individually and collectively hold traditional and sacred knowledge about their Peoples' history and connection to the land. Understanding this, the Zoning Bylaw Renewal Team, alongside the River Valley Planning Modernization and District Planning Initiatives projects, met with Indigenous Nations and communities on October 27 and 28, 2022 for two full-day engagement sessions. This session supplemented the work undertaken as part of The City Plan and Indigenous Framework.

Participating Nations:

- + Cold Lake First Nations
- + Montana First Nation
- + Onion Lake Cree Nation
- + Saddle Lake Cree Nation
- + Horse Lake First Nation
- + Métis local 1904 St. Albert–Sturgeon County
- + Louis Bull Tribe
- + Blood Tribe (Kainai Nation)
- + Métis Nation of Alberta Region 2
- + Pass-pass-chase (Pahpahstapp) First Nation of Alberta Association Band 136

### UNIVERSITY OF ALBERTA STUDENT ASSIGNMENT

The City engaged with the University of Alberta's undergraduate and graduate students (PLAN 310 – Land Use Planning and Policy and PLAN 510 – Physical Planning and Design Fundamentals) on the draft Zoning Bylaw and

District Planning projects as part of a course assignment. The students completed pre-reading/listening activities and participated in a presentation and discussion.

During the session, the Zoning Bylaw Renewal and District Planning Teams provided an overview of the history and current status of the two projects, shared concerns and interests from recent engagement efforts, identified example topics or questions on which the City is looking for feedback and explained how to use the Zoning Bylaw and district plans. Following this, students were asked to complete a course assignment testing the application of the Zoning Bylaw, District General Policy and district plans. Students selected from a set list of mock-up development projects, completed a series of tasks, reflected and then provided feedback on their experience using the draft policies and bylaw.

In total, **37 individual student assignments** were completed and submitted for consideration (21 by undergraduate students and 16 by graduate students). Following submission of assignments, the Zoning Bylaw Renewal Team attended a seminar with graduate students on November 18, 2022 to gather additional feedback.

### URBAN INSTITUTIONS

Institutions located within the Urban Institutional Zone were invited to an **Information Session** on September 14, 2022. Representatives from MacEwan University, the University of Alberta, Norquest College, Concordia University of Edmonton, the Northern Alberta Institute for Technology (NAIT) and the Orange Hub were in attendance. **Four additional follow-up meetings** were held with individual institutions to discuss proposed changes and ask for feedback.

#### URBAN INSTITUTION MEETING SCHEDULE (2022)

STAKEHOLDER	DATE	TIME
MacEwan University	Monday, September 19	10:00 a.m. – 11:00 a.m.
NAIT	Tuesday, September 20	11:00 a.m. – 12:00 p.m.
Concordia University of Edmonton	Tuesday, September 27	1:30 p.m. – 2:30 p.m.
Orange Hub	Thursday, September 29	3:00 p.m. – 4:00 p.m.

## RIVER VALLEY STAKEHOLDERS

In November 2022, the project team met with two distinct stakeholder groups, the North Saskatchewan River Valley Conservation Coalition and the North Saskatchewan River Valley Conservation Society, to discuss the proposed approach zones that would apply to the North Saskatchewan River Valley and ravine systems.

RIVER VALLEY STAKEHOLDERS MEETING (2022)		
STAKEHOLDER	DATE	TIME
North Saskatchewan River Valley Conservation Coalition	Tuesday, November 8	11:00 a.m. – 12:00 p.m.
North Saskatchewan River Valley Conservation Society	Wednesday, November 9	2:00 p.m. – 3:00 p.m.

## MEETINGS AND PRESENTATIONS

Throughout Phase 2 of engagement, regular check-in meetings and presentations were held, outlining project information and engagement opportunities with a number of stakeholders.

POP-UP EVENT SCHEDULE (2022)		
TYPE	STAKEHOLDER	DATE
<b>Check-ins</b>	Canadian Home Builders' Association – Edmonton Region (CHBA-ER)	Wednesday, September 7
	Commercial Real Estate Development Association (NAIOP)	Monday, September 26
	Edmonton Federation of Community Leagues	Monday, October 24
	Infill Development in Edmonton Association (IDEA)	Tuesday, November 28
	Urban Development Institute – Edmonton Metro (UDI-EM)	Wednesday, September 7
	Business Improvement Association (BIA) Executive Directors	Wednesday, September 28
<b>Presentations</b>	School of Urban and Regional Planning at the University of Alberta	Wednesday, October 26
	Edmonton Local Immigration Partnership	Wednesday, November 23
	IDEA Infill Symposium	Thursday, September 1
	Business Improvement Areas (BIAs)	Thursday, October 20
	Strathcona Industrial Association Board Meeting	Monday, November 7
	Energy Transition Climate Resilience Committee	Tuesday, November 15
	Shovel Ready Working Group	Wednesday, September 7
Edmonton Food Council	Wednesday, September 28	



**FOR MORE INFORMATION**

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