



BUILDING EDMONTON'S ZONING BYLAW

For the first time in over 60 years, Edmonton's Zoning Bylaw was comprehensively renewed to rethink how, what and why the City regulates in terms of land development. The last comprehensive overhaul of the Zoning Bylaw was completed in 1961, when Edmonton's population was only 276,000. Edmonton has now grown to a population of more than one million and is on track to reach 1.25 million by 2030.

Edmonton's Zoning Bylaw was five years in the making. Since 2018, focused research, technical studies, community conversations, discussions with stakeholder groups and public engagement have all been part of the renewal process.

It starts with The City Plan

Renewing the Zoning Bylaw was a long-overdue process that will help implement [The City Plan's](#) long-term vision and enable a city where all people, places and businesses can thrive and prosper. The new Zoning Bylaw builds off of The City Plan - which was developed based on technical studies, policy development and over two years of engagement with Edmontonians and stakeholders.

Engaging Edmontonians

Edmontonians played a critical role in shaping the new Zoning Bylaw's philosophy, regulations and key changes. From 2018 to 2023 thousands of Edmontonians participated in diverse in-person and online engagement opportunities, including open houses, pop-up events, zone testing workshops, surveys, and [more](#).

Embedding equity

The Zoning Bylaw Renewal Initiative was an opportunity to reconsider how Edmonton's development can exemplify the values of The City Plan in a more equitable way. Zoning regulations were written through the lenses of inclusivity, accessibility and reconciliation to ensure that the new Zoning Bylaw builds an Edmonton for everyone.

Shaping an inclusive, compassionate and equitable city is a collaborative effort. Edmontonians, who are often underrepresented in planning processes, such as Indigenous communities and youths, were invited to share their perspectives on how the Zoning Bylaw impacts their everyday lives through [Community Conversations](#).

These conversations invited people of varying backgrounds and intersectionalities to share their experiences and were focused on listening and learning. Feedback from the Community Conversations was used to develop the GBA+ and Equity Toolkit, which guided the development of the new Zoning Bylaw. The Toolkit provided City

administration with guidance on how best to consider concepts of equity and diversity when drafting zoning rules for the city.

Perspectives at Public Hearing

The new Zoning Bylaw was approved by City Council on October 23, 2023, following a [robust public hearing](#). Over 295 people shared their perspectives over the course of multiple days - including community leagues, students, local businesses, environmental groups and everyday Edmontonians.

