

The title "Zoning Bylaw Team 2024/2025 Workplan" is centered on the page. It is written in a bold, dark blue, sans-serif font. A vertical blue line is positioned to the left of the text, extending from the top of the page down to the bottom of the text block.

Zoning Bylaw  
Urban Planning and Economy  
[edmonton.ca/zoningtextamendments](https://edmonton.ca/zoningtextamendments)

# Zoning Bylaw Team

The Zoning Bylaw Team is responsible for maintaining and updating [Zoning Bylaw 20001](#) to align with the *The City Plan*, and meet the needs of communities, applicants and development planners.

This Zoning Bylaw Team Workplan lists the currently-known projects that will be undertaken by the team in 2024 and 2025. This document will let you know what changes might be coming to the Zoning Bylaw, and help flag important projects you may wish to provide your feedback on. Listed projects and associated timelines may be subject to change depending on shifting priorities of Council or administration.

To learn more about Edmonton's Zoning Bylaw, visit:  
[www.edmonton.ca/zoningbylaw](http://www.edmonton.ca/zoningbylaw)

## For More Information

### Zoning Bylaw Team

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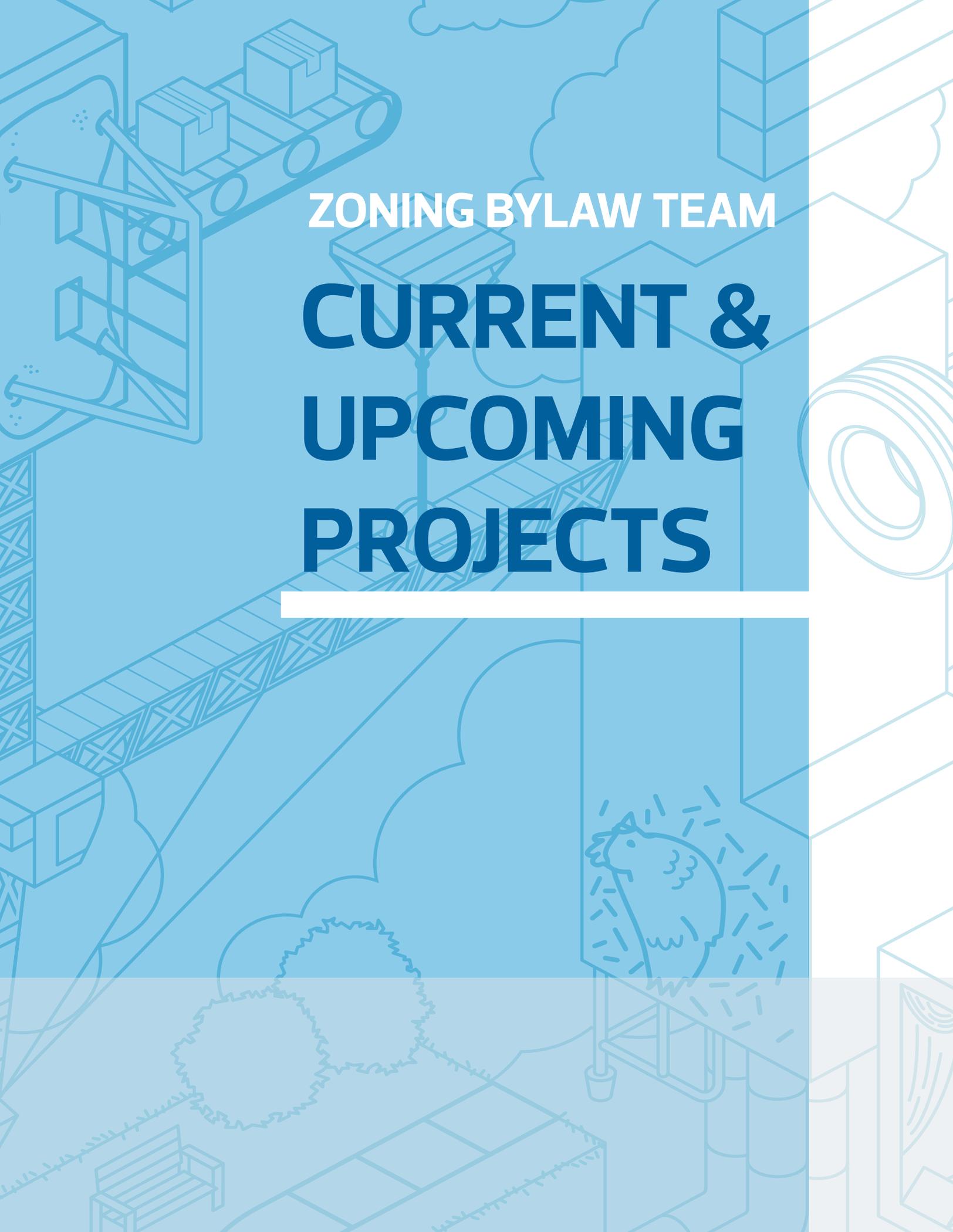
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The background is a light blue color with white line-art illustrations of a city street scene. On the left, there is a construction crane. In the center, a street with buildings and a bench is visible. On the right, a large sun with rays is depicted. The overall style is clean and modern.

**ZONING BYLAW TEAM**

**CURRENT &  
UPCOMING  
PROJECTS**

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# Zoning Bylaw Team

## 2024/2025 WORKPLAN: Current & Upcoming Projects



PROJECT	ANTICIPATED TIMELINES*	MOTION / RATIONALE FOR WORK ITEM
<b>ZONING BYLAW PROJECTS TO CITY COUNCIL IN 2024</b>		
1	<p><b>Ground level entrances for cluster housing or multi-unit housing</b></p>	<p>May 22, 2024 Urban Planning Committee</p> <p><b>Oct. 16 – 23 2023 Public Hearing Subsequent Motion #18</b> That Administration provide a report containing amendments to Zoning Bylaw (Charter Bylaw 20001) that address the requirement that all Ground Floor Dwellings in multi-unit housing buildings greater than 10 metres in length that face a street, shared-use path, or park, provide an individual Ground Floor entrance in applicable residential or mixed-use zones.</p>
2	<p><b>Zoning Bylaw Text Amendment to Minimum Tree Requirements for Small Scale Residential Developments</b></p>	<p>June 10, 2024 Public Hearing</p> <p><b>Oct. 16 – 23 2023 Public Hearing Subsequent Motion #19</b> That Administration prepare amendments to subsection 3.1.1 of section 5.6 of Charter Bylaw 20001 by deleting:</p> <ul style="list-style-type: none"> <li>+ "Where the Site Width is less than 8.0 metres – 1 tree and 4 shrubs"</li> </ul> <p>And replacing it with:</p> <ul style="list-style-type: none"> <li>+ "Where the Site Width is less than 8.0 metres – 2 trees and 4 shrubs"</li> </ul>

# Zoning Bylaw Team

## 2024/2025 WORKPLAN: Current & Upcoming Projects



PROJECT	ANTICIPATED TIMELINES*	MOTION / RATIONALE FOR WORK ITEM
<p>3</p> <p><b>Supporting Office Conversions in Downtown Special Area Zones</b></p>	<p>June 10, 2024 Public Hearing</p>	<p><b>Administration Initiated</b> In support of a October 31, 2023 Urban Planning Committee Meeting motion:</p> <p>"That Administration, through a memo, provide permitting options to incentivize office tower conversions including providing application support, examining opportunities for no development permit required and prioritizing building permit review."</p> <p>This memo will provide additional information regarding the advancement of this bylaw amendment.</p>
<p>4</p> <p><b>Maximum Floor Area</b></p> <p><b>Subtitle: Revisions for Commercial Uses in Small Scale Residential Zones</b></p>	<p>August 13, 2024 Urban Planning Committee</p>	<p><b>Oct. 16 – 23 2023 Public Hearing Subsequent Motion #11</b> That Administration bring back a report, including amendments to Charter Bylaw 20001, to reduce the maximum Floor Area per individual commercial establishment from 300m<sup>2</sup> to 100m<sup>2</sup> in the (RS) Small Scale Residential Zone.</p>
<p>5</p> <p><b>Minimum Shelter Standards</b></p>	<p>August 27, 2024 Urban Planning Committee</p>	<p><b>Oct. 16 – 23 2023 Public Hearing Subsequent Motion #3*</b></p> <p>That Administration, as part of the City of Edmonton Minimum Emergency Shelter Standards review in 2024, include an investigation into the appropriate size of shelters, and provide any recommendations as necessary to regulate future shelters.</p> <p>*This report may include potential Zoning Bylaw changes.</p>

# Zoning Bylaw Team

## 2024/2025 WORKPLAN: Current & Upcoming Projects

PROJECT	ANTICIPATED TIMELINES*	MOTION / RATIONALE FOR WORK ITEM
<p>6</p> <p><b>Notices to Adjacent Neighbours for Development Permits</b></p>	<p>September 17, 2024 Urban Planning Committee</p>	<p><b>Oct. 16 – 23 2023 Public Hearing Subsequent Motion #20</b></p> <p>That Administration provide a report detailing the following:</p> <ol style="list-style-type: none"> <li>1. Related to the Section 20.2 "Class A Permitted Development" notification requirement of Zoning Bylaw 12800, the total number of individual mail outs and the associated costs for administering said mailouts for the past three years (2021, 2022 and 2023), and</li> <li>2. Opportunities and options to introduce new notification requirements for Development Permits for Permitted Development in Redeveloping Areas as depicted in The City Plan</li> </ol>
<p>7</p> <p><b>Trees on Public and Private Property</b></p>	<p>September 17, 2024 Urban Planning Committee</p>	<p><b>May 16, 2023 – City Council Motion</b></p> <p>That Administration provide a report outlining the roadmap of current programs, projects and initiatives to support the planting (expansion), maintenance and retention of trees on public and private property including data collection, ongoing monitoring and reporting.</p> <p><b>Oct. 16 – 23 2023 Public Hearing Subsequent Motion #22</b></p> <p>That Administration, as part of City Operations report CO01925, Trees on Public and Private Property, explore opportunities including and not limited to enhanced tree retention incentivization in Charter Bylaw 20001.</p>

# Zoning Bylaw Team

## 2024/2025 WORKPLAN: Current & Upcoming Projects

PROJECT		ANTICIPATED TIMELINES*	MOTION / RATIONALE FOR WORK ITEM
8	<b>Landscape Securities Process Changes</b>	Q4 2024 Urban Planning Committee	<b>Administration Initiated</b> Provides updates to the landscape securities process in order to create an updated, equitable and accountable process for collecting and returning landscaping securities.
9	<b>Text Amendments to allow temporary downtown parking lots</b>	Q4 2024 Public Hearing	<b>March 19, 2024 – Urban Planning Committee Motion</b> That Administration, as directed by the March 19, 2024 Urban Planning Committee Report UPE01557rev, create a limited program that allows Owners/Operators of legacy surface parking lots in Centre City to apply for a temporary development permit in exchange for upgrades to the site.
10	<b>Omnibus Text Amendments to Zoning Bylaw 20001: Q4 2024</b>	November 12, 2024 Public Hearing	<b>Administration Initiated</b> Provides minor changes to correct errors, unintended outcomes, etc. This includes fixing any rezoning errors or other rezoning commitments.
<b>ZONING BYLAW PROJECTS TO CITY COUNCIL IN 2025</b>			
11	<b>Zoning Bylaw 20001 1-year Review</b>	Q2 2025 Urban Planning Committee  Q4 2025 Public Hearing	<b>Administration Initiated</b> Review one full year of monitoring (variances, feedback from Administration/applicants/residents, complaints, etc.) and propose required text amendment changes  Addresses Oct 16 – 23 2023 Public Hearing Motions (listed below)

# Zoning Bylaw Team

## 2024/2025 WORKPLAN: Current & Upcoming Projects

PROJECT		ANTICIPATED TIMELINES*	MOTION / RATIONALE FOR WORK ITEM
12	<p><b>Allow Child Care Services on all Lots in the RS, RSF and RSM zones</b></p> <p>(as part of Zoning Bylaw 20001 1-year review)</p>	Q2 2025 Urban Planning Committee	<p><b>Oct. 16 – 23 2023 Public Hearing Subsequent Motion #13</b></p> <p>That Administration, as part of the Zoning Bylaw (Charter Bylaw 20001) one-year review report, include analysis on the Child Care Services provision since enactment of Charter Bylaw 20001 and provide options for amendments to further expand opportunities for Child Care Services, if required.</p>
13	<p><b>Landscaping and Climate</b></p> <p>(as part of Zoning Bylaw 20001 1-year review)</p>	Q2 2025 Urban Planning Committee	<p><b>Oct. 16 – 23 2023 Public Hearing Subsequent Motion #17</b></p> <p>That Administration, as part of the Zoning Bylaw (Charter Bylaw 20001) one-year review report, include analysis on the landscaping provisions since enactment of Charter Bylaw 20001 and provide options for amendments to further implement the climate resilience planning and development framework, if required.</p> <p>This will also include any necessary updates to the Zoning Bylaw as a result of the completed review of the Design and Construction Standards for Landscaping.</p>
14	<p><b>RS Increase Maximum Units</b></p> <p>(as part of Zoning Bylaw 20001 1-year review)</p>	Q2 2025 Urban Planning Committee	<p><b>Oct. 16 – 23 2023 Public Hearing Subsequent Motion #27</b></p> <p>That Administration, as part of the Zoning Bylaw (Charter Bylaw 20001) one-year review report, includes analysis on the 8 dwelling maximum in the (RS) Small Scale Residential Zone and provide options for amendments to remove or expand this regulation, if required.</p>

# Zoning Bylaw Team

## 2024/2025 WORKPLAN: Current & Upcoming Projects →

PROJECT		ANTICIPATED TIMELINES*	MOTION / RATIONALE FOR WORK ITEM
15	<b>Incentivizing Multi Dwelling Housing</b>	Q2 2025 Urban Planning Committee	<b>Oct. 16 – 23 2023 Public Hearing Subsequent Motion #4</b> That Administration provides a report outlining options to further incentivize multi dwelling housing through modification to built form regulations, such as site coverage, height and building length, for the small scale residential zones.
16	<b>Cannabis Retail Sales and Liquor Stores – Separation Distances</b>	Q4 2025 Urban Planning Committee	<b>Administration Initiated</b> Review and amend Liquor Store and Cannabis Store regulations including separation distances, as appropriate.



ZONING BYLAW TEAM  
**COMPLETED  
PROJECTS**

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# Zoning Bylaw Team

## 2024/2025 WORKPLAN: Completed Projects



PROJECT	COMPLETION DATE / OUTCOME	MOTION / RATIONALE FOR WORK ITEM
1 <b>Omnibus Text Amendments to Zoning Bylaw 20001: Q2 2024</b>	April 22, 2024 Public Hearing  Charter Bylaw 20736 passed by City Council on April 22, 2024.	<b>Administration initiated</b> Provides minor changes to correct errors, unintended outcomes, etc. This includes fixing any rezoning errors, or other rezoning commitments.