



**June 19, 2023**

Mayor and Council  
City of Edmonton  
1 Sir Winston Churchill Square  
Edmonton, Alberta T5J 2R7

**Re: City of Edmonton: June 20, 2023 Urban Planning Committee Meeting item 7.1 Zoning Bylaw Renewal Report #6 - Draft Zoning Bylaw**

Dear Mayor and Council,

The Canadian Home Builders' Association-Edmonton Region (CHBA-ER) is a not-for-profit organization representing more than 400 member companies in the region including builders, renovators, land developers, trades, suppliers and more. The impact of the residential construction industry in Edmonton includes 28,000 on and off-site jobs, \$2 billion in wages, and \$4 billion in built investment value which is the largest single wealth-builder for most families. CHBA-ER members are proud to have built 80% of new units in Edmonton in 2022.

This letter addresses **7.1 Zoning Bylaw Renewal Report #6 - Draft Zoning Bylaw** in support of the Urban Planning Committee advancing the Draft Zoning Bylaw to Public Hearing.

The City Plan outlines how the City will grow to 2 million people and we are committed to continuing to work together to keep building a great city that is affordable, attracts investment, supports urban tree preservation and protection, and cares about community resiliency, as we welcome 1 million more people to our home. CHBA-ER has been actively involved in the Zoning Bylaw Renewal project and the project reflects a thoughtful and comprehensive approach to address the needs of communities, fostering sustainable development, and promoting economic growth. The Zoning Bylaw Renewal represents an important shift in municipal thinking and will set the framework to grow and invest in our communities and build sustainable homes for future generations.

As we work to welcome 1 million more people to Edmonton, housing choice and affordability are going to be a continued long-term focus of the building and development industry. Industry wants to develop and build places that are going to meet the needs of Edmontonians, from small-scale low density, to high-rise and everything in between. Industry wants to continue to innovate and build great attainable places for people to call home. The Draft Zoning Bylaw is an enabling tool to better support the changing needs of the market, with a more streamlined and effective rule book.

Since 2018, the City of Edmonton provided extensive engagement opportunities, both public and private, through interactive maps, comprehensive websites, engagement sessions, testing workshops, and more to ensure voices from Edmontonians and the residential construction industry were part of the development and revision process. We would like to commend the efforts of the Zoning Bylaw Renewal team and all individuals involved in shaping the draft zones. The consultation was abundant and meaningful where ideas were discussed, debated and changes were thoughtfully considered. Most recently, industry provided feedback on some outliers for the medium scale zones such as the transition from RA7 to RM, and more clarity and flexibility with the zone modifiers.



CHBA-ER believes City Administration has delivered on the objectives of the Zoning Bylaw Renewal project, including streamlining and simplifying regulations for more efficient service delivery, encouraging high-quality built form outcomes, and creating a more equitable, livable, and adaptable city. The Draft Zoning Bylaw creates an enabling regulatory framework by reducing and simplifying the zones, permitting more uses, and integrating useful technology to reduce timelines.

Business certainty is an important aspect of attracting investment to Edmonton. The Draft Zoning Bylaw will reduce uncertainty, risk, and lengthy rezoning processes, as the new zones better enable opportunities for development and redevelopment. Time savings will be realized, as the draft zoning bylaw supports flexibility for future development and product types that are desirable and affordable to the Edmonton housing market. The proposed new zones will create a more supportive regulatory and business environment to allow industry to build new homes to support Edmonton's increasing population.

The proposed Zoning Bylaw will enable greater flexibility, adaptability, and service excellence; however, there are still some key components that will impact the overall success of future development. This includes a predictable path to infrastructure funding in redeveloping neighbourhoods that is being worked on through the Growth Management Framework. Another key component is evolving EPCOR servicing standards to ensure water and wastewater infrastructure does not require unnecessary oversizing.

While we do not currently have the answers to the future state of infrastructure funding and servicing standards, we trust that EPCOR and City Administration will utilize the coming months to develop standards and policies to ensure the success of the Zoning Bylaw for its projected implementation timelines of January 2024. CHBA-ER is eager to work on these important files in the coming months and develop changes that will best support the new zones.

There is still work to be done, but we are keen on realizing the outcomes of a long engagement process, and hundreds of hours of consultation resulting in a draft zoning bylaw we hope the City is proud of. Having incorporated feedback in recent months, the City Administration is committed to the evolution of the zones, as well as continuous improvement and adjustments as the buildings begin to be constructed.

We look forward to finalizing the draft zones over the next few months, advancing the draft zones to public hearing and implementation of these zones foreseeing the positive impact the Zoning Bylaw Renewal Project will have on meeting the goals of the City Plan and future development in Edmonton.

Sincerely,

Laura Bruno  
Chief Executive Officer  
Canadian Home Builders' Association – Edmonton Region