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**February 23, 2024**

Urban Planning Committee  
City of Edmonton  
1 Sir Winston Churchill Square  
Edmonton, AB T5J 4R7

**Re: Potential Work Plan for Rezoning Priority Areas – Item 7.4**

Dear Urban Planning Committee and Members of Edmonton City Council,

The Urban Development Institute – Edmonton Metro (UDI-EM) represents 180+ member companies that contribute to economic growth through millions of dollars in investment, job creation, and improvements to the built environment. As such, we are committed to the success of the City of Edmonton’s policy and regulatory improvement efforts, including the implementation of the new Zoning Bylaw and the current District Planning process – and continue to offer hundreds of volunteer time, expertise, and insights as part of ongoing engagement efforts.

This letter summarizes our membership’s high-level perspectives on Administration’s potential work plan for proactively rezoning priority areas within nodes and corridors. When the direction of the Zoning Bylaw Renewal Initiative was debated at Urban Planning Committee in April 2022, UDI expressed concerns over rezoning the entire city to the closest equivalent zone as it would miss a critical opportunity to implement The City Plan and could result in potentially tens of thousands of lots needing to be rezoned individually at Public Hearings over time ([April 18, 2022 UDI letter](#)). Our support for this additional work was further emphasized in our position letter regarding “Zoning Bylaw Renewal Report #5” in November of that year:

*“Our membership would like to see an enabling regulatory framework that allows the market to respond to emerging trends across all sectors, markets, and asset types. Additionally, the outcome of the Zoning Bylaw Renewal Initiative should be to support Council and Administration’s goal of making Edmonton a business-friendly place that successfully competes for economic investment. To do so, the Zoning Bylaw should be clear in its requirements for development and associated permitting processes and timelines should be efficient and streamlined. For example, wherever possible, Council and Administration should reduce the amount of rezonings needed, and for*

*simple projects, to advance automation or as-of-right approvals to speed development review/approval timelines.” (November 18, 2022 UDI letter)*

Proactively upzoning land in alignment with The City Plan’s nodes and corridors concept – which will be further detailed in 15 District Plans – could streamline the planning and development process. If fewer individual rezoning applications are ultimately required, speed-to-market for new housing projects and cost savings for homebuyers and renters should be realized. We would expect that proactively upzoning large areas of land would significantly reduce the input requirements for both private industry and the public sector based on lower application volumes. As such, efficiencies and expenditure reductions would be realized by both parties.

Further, coordinating development regulations with long range planning activities and infrastructure investment strategies required to support this growth ties vision to implementation. Strategically focusing on this alignment will help to enhance Edmonton’s competitive advantage and lay the groundwork for generations to come.

As this report provides an outline of potential next steps from a project-planning perspective, our request at this stage is straightforward. We would like to ensure robust engagement takes place with the real estate development industry to ensure positive outcomes. Similar to what we assisted Administration with as part of the Zoning Bylaw Renewal Initiative, industry would be happy with testing out real-life scenarios to ensure that any new approaches will be both functional and practical.

We remain committed to participating in transformational projects in Edmonton and welcome the opportunity to share our expertise and insights as this work proceeds forward.

Sincerely,



Kalen Anderson, RPP/MCIP  
Chief Executive Officer, UDI-EM

Copy: Elise Shillington, Chair, UDI-EM Developing & Redeveloping Committee  
Office of the City Clerk  
Kim Petrin, Deputy City Manager of Urban Planning and Economy  
Travis Pawlyk, a/ Branch Manager of Development Services, Urban Planning and Economy