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**April 18, 2024**

Edmonton City Council  
City of Edmonton  
1 Sir Winston Churchill Square  
Edmonton, AB T5J 4R7

**Re: Letter of Support for Charter Bylaw 20736 – Omnibus Text Amendments to Zoning Bylaw 20001**

Dear Mayor Sohi and members of City Council,

The Urban Development Institute (UDI) – Edmonton Metro represents 180+ member companies that contribute to economic growth through millions of dollars in investment, job creation, and improvements to the built environment. Over the past few years, our industry has supported City Council and Administration on the Zoning Bylaw Renewal Initiative, providing insights and expertise on regulatory changes that impact residential, commercial, and industrial development. We are committed to the success of the City of Edmonton's policy and regulatory improvement efforts and believe that continued collaboration is imperative to maintaining our reputation as a national leader in addressing housing affordability and supply issues, particularly when it comes to approval timelines, planning features, and government charges.

We are writing to express our full support for Charter Bylaw 20736, alongside the recent adoption of Edmonton's new Zoning Bylaw, effective January 1, 2024. The City of Edmonton's continued assessment of the Zoning Bylaw's efficacy and efforts to adjust and refine regulations based on stakeholder feedback and data is critical to ensure that Edmonton is able to meet the demand for both residential and non-residential development. We commend Administration's recognition that ongoing evaluation and monitoring of the Zoning Bylaw is critical, and that continued awareness of the Zoning Bylaw's impact on industry and Edmonton is a core priority of their Zoning Bylaw Work Plan. Our industry and members are committed to ongoing engagement and feedback.

Over the last decade, the real estate development industry and the City of Edmonton have worked together to foster a healthy housing market and a great quality of life, and to develop and steward regulations and processes that ensure adequate supply and speed-to-market for housing.

One such proposed amendment UDI wishes to highlight is the amendment to allow narrower lots on sites located on local roads abutting an alley, as well as sites featuring reverse housing, within the Small-Scale Flex Residential (RSF) Zone. This will be vital in fostering a more diverse range of small-scale residential options. It also offers an opportunity to enhance the flexibility and adaptability of residential development within the RSF Zone, catering to evolving needs and preferences of homeowners and developers. Additionally, it presents an opportunity for previously non-conforming properties to conform and restores development potential that existed in the Residential Low-Density (RLD) Zone under zoning Bylaw 12800, which is currently no longer allowed in the new RSF Zone in Bylaw 20001. Addressing this correction early and proactively is a very helpful step.

We believe that embracing such amendments not only encourages innovation and creativity in residential design but also contributes to the overall vitality and sustainability of our communities.

We appreciate City Administration for their efforts to integrate diverse perspectives and encourage Council to approve Charter Bylaw 20736.

Thank you for considering our perspective on this matter. We look forward to continued collaboration in shaping the future of Edmonton's residential landscape.

Sincerely,



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

Copy: Office of the City Clerk  
Eddie Robar, Interim City Manager, City of Edmonton  
Kim Petrin, a/ Deputy City Manager, Urban Planning and Economy  
Travis Pawlyk, a/ Branch Manager, Development Services  
Livia Balone, Director, Zoning Bylaw Renewal Initiative  
Elise Shillington, Chair, UDI-EM Developing & Redeveloping Committee  
Jenn Brown, Chair, UDI-EM Nodes & Corridors Committee  
Mark Solikowski, Chair, UDI-EM Commercial & Industrial Committee  
Shane Gerein, Chair, UDI-EM Planning Working Group