

# CONVERSATION STARTER

How can the new Zoning Bylaw make Edmonton **more cost-competitive**?

This paper shows that the new Zoning Bylaw can do that by

- 1** Simplifying and reducing overlap between zones by **consolidating existing zones**

	From	To
Commercial Zones	7	1 Commercial Zone + General Commercial
Industrial Zones	5	3 Industrial Zones + Business Employment + General Industrial + Heavy Industrial
- 2** Increasing **development certainty and adaptability**

  - **Opportunities**
    - + Wide range of uses to adapt to changing markets
    - + Broad and more inclusive use categories for innovation and flexibility
    - + Balanced commercial activities in industrial areas
    - + Gradual height transition from commercial to light industrial uses
- 3** Enhancing **pedestrian safety and livability**

  - **Opportunities**
    - + Universal accessibility
    - + Multimodal circulation
    - + Walkways
    - + Landscaping
    - + Reduce walking distance
    - + Interface with the public realm
    - + Increase visual appearance of development
- 4** Reducing **complexity within the development permitting process**