

CONVERSATION STARTER

How should the new Zoning Bylaw use **Direct Control Zones**?

- 1 The new Zoning Bylaw proposes to simplify zones by **consolidating uses and development regulations within standard zones**. This will mean taking a new approach to regulation, with **simpler and more adaptable standard zones that can accommodate a greater range of development**. As a result, the need to custom-zone sites and areas through the use of Direct Control zones **will be reduced**.
- 2 When used appropriately, a Direct Control zone is a beneficial tool that can **enable unique development or respond to a specific site context in ways that cannot otherwise be accommodated by the Zoning Bylaw**. Direct Control zones can function reasonably well in the short term and enable innovative development that keeps Edmonton's economy competitive and makes a positive contribution to the community **when no standard zone could achieve the same result**.
- 3 However, **control comes at a cost**. Direct Control zones **lack flexibility and adaptability over time, and add time and cost to the development process**. While it is important to ensure that unique development is regulated appropriately, Direct Control zones should only be used **in limited, specific situations**; otherwise, development will be over-regulated and Direct Control zones will hinder the development process more than aid it in the long term.
- 4 **Takeaways**

 - + Direct Control zoning is **a useful and necessary tool when used in the right circumstances**.
 - + Edmonton's **outdated and inflexible Zoning Bylaw**, coupled with an ongoing desire for **certainty and control** over development outcomes, **have led to a proliferation of Direct Control zones**.
 - + The new Zoning Bylaw should **support flexibility and adaptability over prescriptive control** by:
 - Reducing the creation of DC Zones
 - Creating one type of DC Zone
 - Aligning DC Zones to the new Zoning Bylaw
 - Creating flexible and adaptable standard zones