


# CONVERSATION STARTER

## How should the new Zoning Bylaw **address overlays**?

### The purpose of an overlay is:

+ to control the built form + to reduce risk (e.g. safety) and + to preserve for future, unknown uses

### This paper shows that the new Zoning Bylaw can address overlays by

- 1 Maintaining the use of overlays** in the new Zoning Bylaw
  - Carry over existing overlays and adjust to the new Zoning Bylaw format
- 2 Eliminating overlays** from the new Zoning Bylaw entirely
  - Delete overlays as a tool within the new Zoning Bylaw
- 3 Retaining the use of overlays related to the protection of the environment and the reduction of risk**
  - Risk Mitigation Overlays**
    - + Floodplain Protection Overlay
    - + North Saskatchewan River Valley and Ravine System Protection Overlay
    - + *Edmonton International Airport Protection Overlay (Create new)*
- 4 Retaining specific development regulations from key overlays and incorporate them into new zones** where they have the greatest effect citywide and removing all others
  - Heritage and Built Form Overlays**
    - + Major Commercial Corridors Overlay
    - + Mature Neighbourhood Overlay
    - + Main Street Overlay
    - + High Rise Residential Overlay
  - Other Overlays**
    - + Secondhand Stores and Pawn Stores Overlay
    - + Whyte Avenue Commercial Overlay
    - + Industrial Plan Overlays
    - + The Quarters Overlay