

# Rezoning Your Real Estate

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## What is involved with rezoning your real estate?

It has been acknowledged that LOCATION is a key factor in formulating many real estate decisions. In some instances, the location and the building are ideal for an investor, however, the current zoning will not permit intended usage.

Hence a “Rezoning” is required, but what is involved and how long will it take? Chris Dulaba of Callidus Development Management and Advisory offers the following advice:

*“Rezoning in the City of Edmonton can be a complex and time consuming process. Most rezoning applications take up to 4 – 6 months for approval with more complex applications taking a year or more.*

*Preparing and submitting a rezoning application may seem simple, and in reality it is. Where it becomes complex is when the application is formally circulated through the City. Understanding the circulation process is critical as there are various policies, bylaws and other regulatory requirements that will be applied in order to support the application. The City may request the applicant provide additional supporting studies such as a Traffic Impact Assessment, Environmental Site Assessments, Servicing Report, etc. In some circumstances the City will not even accept the rezoning application until specific studies are completed and submitted.*

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Once the rezoning application is processed and all comments are received from the respective departments and non-City agencies, the City planner will prepare a report with a recommendation for City Council. They will advise the applicant of their recommendation for support or non-support. At this point the applicant will decide whether they wish to proceed to City Council or not. If they wish to proceed the rezoning bylaw must be advertised in a local newspaper.

Sustainable Development and City's Law Branch will prepare the rezoning bylaw for City Council's consideration. The bylaw and report will then be forwarded to the City Clerk's Office to be placed on the Council agenda. This process can take between 6 – 8 weeks after the Council Report is completed by the City planner. The rezoning bylaw is an open public process. At the public hearing, Council may hear from the applicant and the public who are interested in the rezoning. After the public hearing, Council considers each bylaw. The passage of a bylaw requires three readings of Council.

*In summary, retaining the proper consultants from the start can help identify some of the potential impacts that could be triggered by the rezoning application and assist in navigating through the formal circulation process."*

At NAI Commercial our associates continually upgrade their knowledge base and actively network within the business community. We are here to help if you require assistance in rezoning, appealing your tax assessment, having your property appraised by a professional and qualified appraiser, financing alternatives, real estate taxation advice, environmental consultants, construction quotes and other areas of concern, our team would be pleased to offer professional opinions and recommend experts that we are in constant contact with.

*This article has been prepared and researched by Frank Gibson, Partner, with NAI Commercial Real Estate Inc.*

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