

EDMONTON FEDERATION OF COMMUNITY LEAGUES

Planning and Development Committee Meeting



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March 31, 2021 @ 6:00 PM

Remote Meeting

Prepared by Stephanie Kovach

Voting Members: Troy Aardema (D), Stephen Poole (E), Stephen Raitz (I), Suzanne MacKinnon (L), Dave Sutherland (J)

Volunteers: Vesna Farnden (F), Elaine Solez (I)

Minutes: Angelika Matson

Vacancies: A, C, G, H, K

2.0 - Agenda

2.1 - Approval of Agenda

Item 2.1

1.0 Call to Order

- 1.1 Welcome and Introductions

2.0 Agenda

- 2.1 Approval of Agenda (pg. 2)

3.0 Approval of PDC Meeting Minutes

- 3.1 February 24, 2021 Meeting Minutes (pgs. 3-10)
- 3.2 Review of Action Items from the February 24 Meeting (pg. 11)

4.0 Calendar

- 4.1 Important Upcoming Dates (pg. 12)

5.0 Discussion Items

- 5.1 District Planning Update (pgs. 13 - 14) (6:15-6:30pm)
- 5.2 Shared Parking Impact to High Demand Parking Areas (pgs. 15-16) (6:30-6:45pm)
- 5.3 Zoning Bylaw Renewal - Residential Zones (pgs. 17 - 26) (6:45 - 8:00pm)

6.0 Reports (pg. 28) (8:00-8:30 pm) (pg. 27) (8:00-8:30pm)

- 6.1 District News

3.0 - Approval of February 24 Meeting Minutes

3.1 - February 24 Meeting Minutes

Item 3.1

February 24, 2021

February 24, 2021 @ 6:00 PM

Remote Meeting

Voting Members: Stephen Poole (E), Stephen Raitz (I), Dave Sutherland (J), Suzanne MacKinnon (L)

Volunteers: Vesna Farnden (F), Elaine Solez (I)

Regrets: Troy Aardema (D)

Guests: Residential Infill Working Group: Bev Zubot (Parkallen), Jan Hardstaff (Parkallen), Colin Johnson (Deputy Executive Director, EFCL)

Minutes: Angelika Matson

Vacancies: A, C, G, H, K

Attendance:

Members in attendance: Stephen Poole (E), Dave Sutherland (J), Stephen Raitz (I), Suzanne MacKinnon (L)

Volunteers in attendance: Elaine Solez (I), Vesna Farnden (F)

EFCL staff in attendance: Stephanie Kovach (CPA)

Guests in attendance: Angelika Matson (Minutes), City of Edmonton: Anne Huizinga, Kim Petrin, Shauna Kiper, Sanchari Quader

Regrets: Hassaan Zuberi (L), Troy Aardema (D), Vesna Farnden (F)

1.0 Call to Order

1.1 Welcome and Introductions

A round of introductions were made for the guests in attendance.

2.0 Agenda

2.1 Approval of Agenda

D. Sutherland moves to approve the agenda.

S. Mackinnon seconded.

Motion passed.

3.0 Approval of PDC Meeting Minutes

3.1 January 27, 2021 Meeting Minutes

D. Sutherland moves to accept the minutes.

S. Mackinnon seconded.

Motion passed.

3.2 Review of Action Items from the January 27 Meeting

First action: the City Plan Implementation and the Zoning Bylaw Renewal (ZBR) was presented at Urban Planning Committee (UPC). S. Kovach updated the PDC via email and submitted comments to the UPC regarding EFCL's engagement on ZBR discussion papers. The comments included concerns about signage and revenue sources.

Second action: S. Kovach shared resources on Windsor Park from E. Solez to the UPC

4.0 Calendar

4.1 Important Upcoming Dates

E. Solez said there is a report coming to council on the impact of shared parking in neighbourhoods around stadiums and post-secondary institutions. COVID-19 was happening when they did the review, and this may have skewed how many complaints around parking the City of Edmonton (COE) received. E. Solez's league will be suggesting that they treat the ability to rent out parking to people who don't live on the property like a major home business.

Item #1 - RIWG Presentation

- A brief round of introductions were made
- B. Zubot and J. Hardstaff presented on the work of the Residential Infill Working Group (RIWG). The RIWG's presentation was about achieving infill construction that is positive for everyone. The RIWG formed in 2019 after a group of concerned citizens presented to UPC following an infill incident. Their mission is to improve the infill experience for everyone. They want to achieve infill construction that does not harm neighbours. Their values are reasonable zoning, respectful policies, and responsible construction, as well as compliance with construction laws intended to protect public and private property.
 - The 2020 Neighbours of Infill Survey showed that 79% of respondents

- experienced damage or other impacts related to infill construction
 - The survey found one of the major problems was builder non-compliance.
 - FOIP records show that the COE uses an educational approach to enforcement which does not adequately deter builders from infractions. The RIWG's solution is that builders comply with laws, if not the COE should implement comprehensive, consistent enforcement, including penalties that deter non-compliance.
 - The group provided an overview of the various stages of infill redevelopment, including what positive and negative infill practice would look like at each stage
 - The future of infill: In the 2019 stats that were shared, 30% of new dwellings were built as infill redevelopment in mature and established neighbourhoods. The pace of infill construction is about to increase to achieve the goal in the new City Plan to achieve 50% of all new dwellings to be built as infill. Unless changes are made to infill construction practices and laws are enforced, there may be an increase in infill-related impacts and damage in the near future.
- In 2016 RIWG requested an official investigation by the Safety Codes Council because the CoE refused to enforce the parts of the Building Code that protect adjacent property from excavation damage. In November 2017 the Safety Codes Council directed the City of Edmonton to change its practices, and the COE did not change. The RIWG advised City Council that they will be approached by the Minister of Municipal Affairs to revoke the COE's accreditation to enforce those sections of the Building Code and undertake an independent review of the City's Safety Codes enforcement.
- RIWG believes damage prevention is the best policy, compliance with the law is the minimum acceptable performance, and the law must be applied
- The presenters fielded questions from members of the PDC:
 - V. Farnden: what do you see as the next step? Where is the stumbling block?
 - S. Poole says that the RIWG feels they have hit a wall with the CoE. The next step is to approach the Minister of Municipal Affairs who oversees operation of the Safety Codes Act.
 - V. Farnden: have you talked with councilors?
 - S. Poole responded that the RWIG presented the proposal at the February meeting and they didn't accept the motion, and drafted a weaker motion. Some councillors are sympathetic but no-one wants to take the lead.

- S. Raitz: how does Calgary compare, as the other major municipality in Alberta?
 - B. Zubot answered that Edmonton is considered further behind in enforcement because we are not enforcing laws that other places have been for a long time. The only way it will change in Edmonton is political pressure, which is why the municipal election will be very important.
 - J. Hardstaff thinks the EFCL is very important because this is not an issue just for mature neighbourhoods, infill will soon happen everywhere. Right now the risk is being transferred to the neighbour. She hopes the PDC will keep capacity for positive infill in mind when considering issues like the Zoning Bylaw Renewal.
 - E. Solez: people who participated in the survey probably had issues with infill, so 79% may not be representative of the population as the whole.
 - RIWG responded that is why we say “of survey respondents, 79% said...” We did choose a section of the city and delivered to every neighbour of infill. It does reveal that there is a problem. We have recommended to the city that they do a post-infill survey with every infill neighbour.
 - S. Mackinnon wonders if there is recognition of the positive impact of the developer training. She was struck with the reference to the Safety Codes Council. What was the thing they directed in 2017? Can more be done there? She also thought that risk transferring to neighbours was notable.
 - S. Raitz doesn't find the survey persuasive because of response bias, but the idea that Edmonton is behind on compliance compared to other municipalities was very concerning.
- RIWG asked the PDC to please let people know that we are trying to get the word out on what laws are there to protect neighbours of infill; the RIWG will be doing webinars so please spread the word.

RIWG Discussion (from the end of the meeting)

- S. Poole expressed that the RIWG would like to follow up on some of the comments

- raised by PDC members. The RIWG agrees that the survey may be skewed to only capture negative experiences of infill and the number might not be 79%, but is sure that it's not the 5% that the COE quotes. The COE only counts things in a way that requires confirmation, and they avoid private property matters, so those aren't being captured.
- It is good for the RIWG to practice answering people's tough questions because they will face more in the future.

-Action item: S. Kovach to forward along any materials S. Poole sends to the PDC

- E. Solez said that the COE takes a "risk based approach" and they're looking at their own risk, not the risk of the neighbours.
 - S. Poole agreed, but said the intent of the Building Code is to protect the public and the clauses that are in there that could be enforced would protect the public, but the COE doesn't enforce them.
 - S. Mackinnon said it is interesting that the COE doesn't do any engagement with neighbours of infill. Make the COE ask the neighbours.
 - S. Poole responded that the RIWG feels they've tried every approach, but they'll look at that again. They are now working on creating public awareness of what positive and negative infill look like. They are hoping that the new election, the new City Manager, and the new Minister might be more open to their case.
 - S. Mackinnon: is there an educational package on what positive infill looks like? It might be a good tool for EFCL to distribute.
 - S. Poole said they're hoping to turn their powerpoint into a webinar.
 - S. Mackinnon suggested a physical document as well.
 - V. Farnden asked about whether there was a pamphlet on positive infill?
 - S. Kovach responded that the COE does have resources that includes who to
 - contact and actions that neighbours of infill can take, but it's not in depth.
 - V. Farnden pointed out that it might be nice to tweak it.
 - S. Poole pointed out that the pamphlet is part of how the COE
 - transfers risk to the neighbour.
 - S. Kovach said that if the COE maintains damage is a private property matter, the pamphlet is still helpful for neighbours to have as it outline the steps a neighbour should take in the event damage does occur.

Item #2 Zoning Bylaw Renewal

- S. Kovach met with the director of the Zoning Bylaw Renewal. They went and presented the philosophy of the ZBR on Feb 2.
- They will not start drafting the bulk of the law until July. They have identified key areas: overlays, residential zones, and park zones. For residential zones, they were proposing two zones but now they may be doing three. They will be adding more zones for the parks as well. They are anticipating more engagement in key areas in May and June.
- The restriction period will start in July, but it would be a blackout for engagement. They will draft the new bylaw between July and October.
- E. Solez is nervous about the lack of information at this point regarding District Plans, and is concerned about the blackout period for those. We need to learn about District Plans.
- **Action Item:** S. Kovach will ask how the blackout will interact with plan for engagement on District Plans. She will then update the PDC by email or at the next meeting.
- D. Sutherland was happy to see the consultant list.
- S. Kovach said since the CoE will be doing a round of engagement of hot topics, EFCL can do a secondary round of engagement that will be more general, and then bring feedback to the PDC.
- E. Solez: the PDC started because we met with the CoE on the last Zoning Bylaw Renewal, which may be a helpful recruitment tool for the PDC.
- S. Kovach went through an exercise with MURAL software and did a tutorial.
 - S. Mackinnon found the interface overwhelming and D. Sutherland agreed
 - S. Raitz suggested to maybe simplify the software
 - E. Solez suggested that maybe S. Kovach could model the CoE's digital engagement tool
- S. Kovach: do we want to do engagement before the CoE, or collect feedback at the same time the CoE is?
 - S. Mackinnon: if we have the resources for starting early, it sounds good.
 - E. Solez: when the COE is doing its engagement, we could encourage people to participate in what the COE is offering.
 - S. Kovach worries that not engaging now might mean EFCL is behind.
 - Additionally funneling people to the COE might mean the PDC might lose out on the pulse of what people are thinking.
- S. Mackinnon: usually we have a concern or a P.O.V. and we don't have one at this point.
- E. Solez: we could create a tool once we have more information to get feedback from civics directors and leagues.
- PDC agreed to put the pause on this and then gear up in May once there is more information.

Item #3 Zoning Bylaw Omnibus

- S. Kovach told the PDC that all of the recommendations passed. EFCL forwarded
- comments to UPC requesting more time for Leagues to be able to engage with the proposed amendments.
- Amendments passed, with one subsequent motion added “That Admin review possible tools, including the Community Standards Bylaw, to minimize the nuisance conditions on neighbours created by air conditioners and provide a report to the UPC in the third quarter of 2021.”
- E. Solez commented that one of the amendments was to allow air conditioning units in the side yard. People have generally not wanted the noise going into people’s windows. Older houses have side windows, but newer houses do not.

Item #4 - Vision Zero Streetlabs

- **Action item:** S. Kovach will find out more tomorrow about Vision Zero Street Labs and send out info.

Reports

6.1 Update from EFCL Executive Director

- There is a link for the Tripartite info. The EFCL will be engaging over the summer with leagues on the new agreement.

6.2 Virtual Janes Walk Toolkit

- S. Kovach is looking for examples of Janes Walks, so maybe the PDC members could create their own walk in their own community?
- **Action item:** S. Kovach to send more info to the committee in the coming weeks.

District News

- **S. Poole (E):** the District is quiet. From his community, they were able to operate a small skate rink this year, unlike last year.
- **V. Farden (F):** Inglewood is participating in the urban coyote intervention program with the U of A. Participants go through training and if they encounter a coyote they do an aversive intervention and report it. They are doing a community “Move for Mental Health” program that runs until the end of March.
- **S. Raitz (I):** The Rollie Miles alternative financing approaches went to committee. Committee continued the ball rolling. The next step is in the spring in the design stage. The Station Flats rezoning (Gateway and Whyte) is contentious with folks in the community with some space that’s coded as park space that may be developed. There are rumblings that Whyte Avenue may be up for renewal sooner than expected.
- **E. Solez (I):** the District is still hoping for design funding for the Rollie Miles Recreation Centre. There is online engagement for a local spray park in Windsor Park and quite a

few people in the neighbourhood have put in comments. The League is still working on getting an official historical designation for the park in Windsor Park.

- **D. Sutherland (J):** the big item in his District is Holyrood Gardens. The rezoning isn't going to council until May. Trans-ed is working hard to wrap up the station and stops in our area. There's a new small-scale commercial development going up on 101 Ave, which isn't a housing unit like the Greater Hardisty group was hoping. The Capilano skatepark is coming together, the design plan is finalized. The South-East association is looking for donations from leagues to get things finished.
- **S. Mackinnon (L):** nothing to report. A discussion ensued on the RIWG, which is included in that portion of the minutes.
- Motion to adjourn made by S. Mackinnon.
- Seconded by D. Sutherland.
- **Motion passed.**

The meeting adjourned at 8:30pm

3.0 - Approval of November 27 Meeting Minutes

3.2 - Review of Action Items from November 27

Item 3.2

ACTION	<u>RE:</u> RIWG Information S.Kovach to forward materials prepared by the group to the PDC	<i>Complete</i> ✓
ACTION	<u>RE:</u> District Plans S.Kovach to find out how blackout period will interact with engagement for District Planning <i>S.Kovach to attend info session on April 7 and will forward information learned following the meeting to PDC members</i>	<i>Incomplete</i> -
ACTION	<u>RE:</u> Vision Zero Street Labs S.Kovach to send information to PDC on the launch of the program	<i>Complete</i> ✓
ACTION	<u>RE:</u> Janes Walk S.Kovach to forward information about virtual materials prepared by the EFCL to interested committee members	<i>Complete</i> ✓

**4.0 - EFCL Planning Committee Calendar
February, March, April**

4.1 - Important Upcoming Dates

Item 4.1

****A list of all Council meetings can be found [here](#)****

- To adhere to physical distancing practices, City Hall is only open to registered speakers at Council or Committee meetings
- The public may view in-progress meetings online at: [Council on the Web](#), [City Council's Youtube Channel](#)

March	
2	Funding Strategies for Community Traffic Safety Infrastructure @ UPC
31	PDC Meeting
April	
7	District Planning Information Session
15	District Planning Engagement Session
28	PDC Meeting
May	
?	Bike Plan
26	PDC Meeting

5.0 - Discussion Items

5.1 - District Planning Update

Item 5.1

BACKGROUND INFORMATION

The City Plan identifies fifteen districts. Under the umbrella of an overall District General Policy, each individual district plan will provide guidance on integrated land use, mobility, and growth activation. While *The City Plan* imagines when Edmonton reaches two million people, the first evolution of district plans will guide our shift to accommodate our growth to 1.25 million people.

What we know so far:

- The first iteration of District Planning will be to establish 15 district plans
 - This will include consolidation policies from existing strategies and plans that are aligned with the City Plan
- Communities, residents, organizations, and developers will be invited to provide input on these plans beginning in early 2022
- The timeline to complete work on all 15 plans and seek Council approval is **before the end of 2022**
- The first phase of the project will be to create a “prototype” to test the structure and content of the overall District General Policy
 - Three sample district plans will be created with a small group of stakeholders to provide initial input prior to wider engagement
 - The EFCL Board President, Executive Director, and Community Planning Advisor are included in this group of stakeholders
- On April 7, the City is hosting the first information session with this group of stakeholders and the **meeting will be recorded**. At this session we will hear about:
 - An update on the development of the District General Policy (DGP) and sample district plan
 - Highlights of the documents structure, content, maps and relationship to The City Plan
 - The process and timelines for input, the level of input desired, the upcoming engagement session and next steps
- On April 14, the first engagement session will occur with this group of stakeholders
- **The EFCL will send out this recording to the EFCL Board and EFCL PDC**
- **S.Kovach has requested permission for a representative from the PDC to be included in this core group of stakeholders**

QUESTIONS TO CONSIDER

1. Do you have any questions you would like the EFCL to bring with them to this meeting?

2. Do any members have an interest in representing the PDC at the initial engagement if the EFCL is able to secure permissions for an additional EFCL representative to join the core stakeholder group? (We can rotate who attends in the future if multiple people are interested)

5.0 - Discussion Items

5.2 - Shared Parking Impact to High Demand Parking Area - E. Solez

Item 5.2

BACKGROUND INFORMATION

At the June 23, 2020, City Council Public Hearing, the following motion was passed:

That Administration examines the impacts of how the opportunity of shared parking has affected communities, like those around the University of Alberta, Commonwealth Stadium, Rogers Place, and other high demand parking areas, and returns with the Zoning Bylaw Work Plan Update, with recommendations on amendments, if necessary.

HIGHLIGHTS FROM THE REPORT:

- Open Option Parking means that the city no longer mandates a minimum amount of parking spaces to be provided on private property
 - It also enables residents to rent out up to a maximum of 3 parking spaces on their property (i.e. on the driveway or in the garage)
- Since Open Option Parking came into effect on July 2, 2020, Administration reports “no discernable change to shared parking impacts in neighbourhoods such as the University, Stadium, Rogers Place, or other high demand parking areas”
 - They acknowledge that COVID-19 is likely influencing these outcomes
 - They recommend to continue monitoring for impacts

INFO FROM WINDSOR PARK COMMUNITY LEAGUE

In response to Windsor Park Community League's input on the agenda item on the impact of Shared Parking in low density residential areas on high demand destinations, last week UPC unanimously approved a motion that has implications city wide as well as for areas near major destinations.

City-wide: The motion includes a change to the Zoning Bylaw to reduce the number of parking spaces on low density residential property that can be used for off-site parking from 3 to 2. Currently the number is 3 by default--anything over 3 is considered a parking lot, which isn't a use in low density zones. This revision will be considered along with some other minor cleanups to the Zoning Bylaw at the June 23 Public Hearing.

Major destinations: While committee members recognize the impact near the university (and other high parking demand areas like other post-secondary institutions, hospitals, and sports venues) when demand isn't affected by a pandemic, they weren't ready to regulate Shared Parking like a major home business or require a business license. But they asked Admin to

monitor the situation again in the fall and report back to UPC early in 2022. The report is to include information on enforcement (flagrant abuse has been difficult to enforce in the past).

Item 6.5

Moved by B. Henderson

Carried:

4-0-1

That Urban Planning Committee recommend to City Council:

1. That Administration included in future zoning bylaw amendments a maximum of two parking spaces.

Due Date: June City Council Public Hearing

3. That Administration provide a report in one year's time with an update on the impact of shared parking on affected high use areas, including information on enforcement.

Due Date: Q3 2022

5.0 - Discussion Items

5.3 - Zoning Bylaw Renewal - Residential Zoning

Item 5.3

BACKGROUND INFORMATION

The EFCL was informed that the City will be extending the consultation period for 20-25 “hot topics” that require additional engagement, based on feedback received from the Discussion Papers. This engagement will occur in May and June.


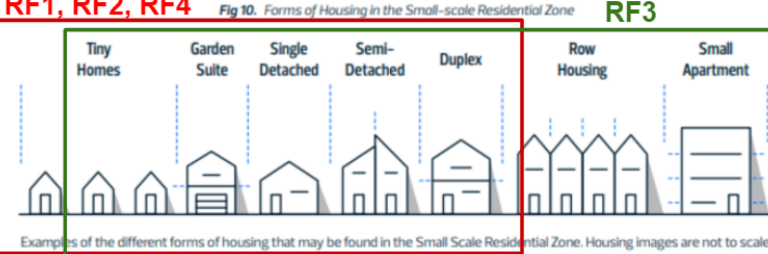
We have also been informed that they are considering adding a third residential zone to the two initially explored in the Discussion Paper on this topic to address citizen concerns.

This provides us with an opportunity to re-examine the proposed zones, review the feedback provided to date and proactively provide input on what a possible third zone could look like.

TWO PROPOSED ZONES

15 Residential Zones are proposed to be consolidated to two:

1. Small Scale Residential
2. Low Rise Residential

NEW ZONE # 1 - SMALL SCALE RESIDENTIAL	
 SMALL SCALE RESIDENTIAL	<ul style="list-style-type: none">• Applies to most residential areas in the City• Allows limited commercial• Max 3 storeys (what we have now)
RF1, RF2, RF4	RF3
 <p>Fig 10. Forms of Housing in the Small-scale Residential Zone</p> <p>Examples of the different forms of housing that may be found in the Small Scale Residential Zone. Housing images are not to scale.</p>	

- Would apply to most residential areas in the city
- Allows up to three storeys in height
- Allows limited, neighbourhood-serving commercial opportunities as “conditional uses”
- Allowable dwelling units determined by site area to limit the potential for overdevelopment on smaller sites

Conditional Uses are uses that will be permitted in a given zone provided that a certain set of conditions are met. In this way, conditional uses function differently than the discretionary uses of the current Zoning Bylaw. If the conditions are not met, the proposal for the conditional use would either be refused or the Development Officer could consider exercising discretion in granting a variance to the condition. If a variance is granted, the approval would be subject to appeal and notification to surrounding neighbours would be required.

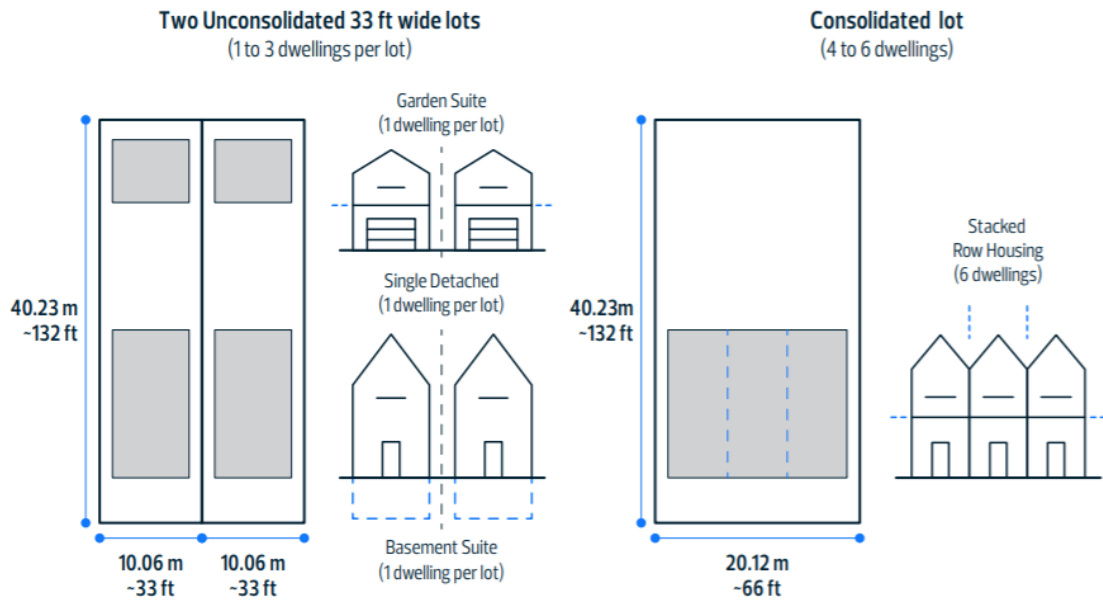
Table 3. Minimum Site Area Required Per Dwelling Unit

Dwelling Units	Minimum Site Area Requirements
1 to 3	75 m ² per Dwelling Unit
4 to 6	110 m ² per Dwelling Unit
7 or more	150 m ² per Dwelling Unit

- Proposed site area requirements based on existing regulations that allow a secondary and garden suite to be built in association with single detached housing on a minimum property size of 225 square metres for a total of three dwelling units

New Zone #1 - Small Scale Residential cont'd

Fig 11. Consolidation of Two 33 Foot Wide Lots

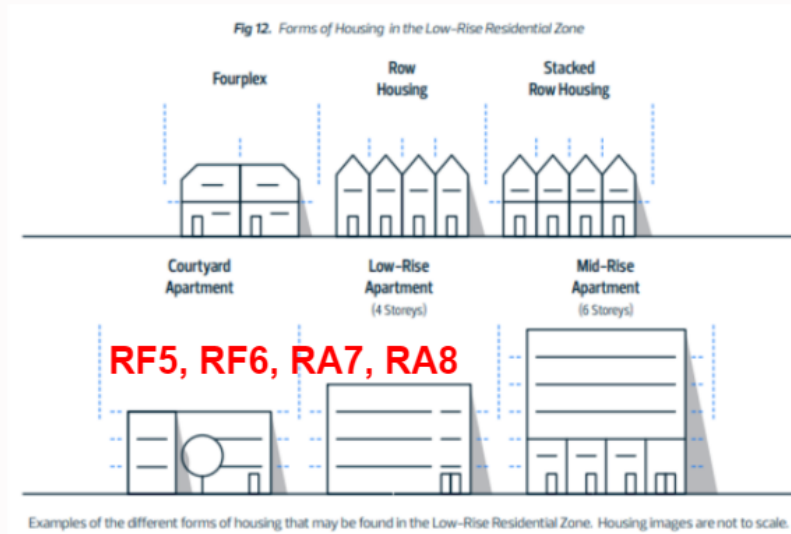


- Two unconsolidated 33 feet wide lots could be developed to have three dwelling units on each lot to yield six dwelling units
- Alternatively, these two lots could be consolidated to develop a stacked rowhouse format (three units above, three units below) or three-unit row house with three dwelling units in the rear of the site to yield the same six dwelling units, as allowed by the minimum site area requirement of 110 square metres per dwelling unit

NEW ZONE # 2 - LOW RISE RESIDENTIAL



- Dispersed throughout Edmonton
- Max 6 storeys



- Dispersed throughout Edmonton
- Maximum height of 6 storeys
- Ground floor designated for commercial, cultural or civic use
- Regulations equivalent to RF5, RF6, RA7, RA8
- Scale and size of the building controlled through Floor Area Ratio (FAR)

FEEDBACK - CoE

Local services and amenities	Additional population is needed to support local amenities and services	Can support local entrepreneurs and small business	Housing diversity can strengthen local economy and supports schools and transit
Housing Diversity	More housing choice is needed to be able to continue living in the same neighbourhood as I age (age in place)	Some residents interested in different housing forms (garden suites, live-work housing, co-housing)	"The opportunity to have more housing options other than single family homes within my neighbourhood. I wish there were more low-rise and mid-rise apartment buildings on quiet roads."
	A community league supported regulations		

	mandating a minimum number of larger units in larger residential developments		
Neighbourhood Beautification	Redevelopment replaces aging housing stock	"The need to replace residential buildings that are at or beyond their end of life is critical to neighbourhood renewal."	
Walkability	Denser neighbourhoods can improve walkability	Rear lane garage access is important for the pedestrian environment	"In communities that have front garage access even where a lane exists, the built form should shift to begin accommodating car access from the rear. This type of development immeasurably improves the pedestrian streetscape."
Climate	"This is an opportunity for us to set the stage for future developments and put in place requirements that helps us achieve climate resilience goals at a residential level."		
Amenity Area	Consider relaxing amenity area requirements especially where development is located near parks and other community amenities. Amenity area is another element that the market will dictate. For example, some consumers will choose to live in higher densities with less amenity area but near other amenities (parks, river valley, etc.). Other consumers will choose to live in single-detached	Questions from industry stakeholders about the need to regulate and require common amenity area and units with more bedrooms	

	products with more private amenity areas such as a backyard.		
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Construction in mature communities	Loss of mature trees	Construction practices causing damage to property	Concerns that the proposed changes are deregulation without proper municipal oversight and enforcement on future development and redevelopment
			There may be additional need to ensure regulations are enforced appropriately
Aesthetics	Concern about design of new buildings	Loss of sunlight for existing residents	Concern regarding how the height of buildings should be calculated and what the appropriate height should be for each proposed residential zone
			Limiting height to 10m makes it very difficult to develop certain product types that reflect market demand, such as three-storey skinny homes or drive-under townhomes.
Increased neighbourhood activity due to commercial activity	Impacts of noise and traffic	May weaken demand for existing commercial areas	More clarity is needed around how non-residential uses will apply to the zones and where these can be located
Two zones		If the Mature Neighbourhood Overlay was retired, a community was supportive of incorporating regulations	More information is wanted on how new development will be regulated through the new zones

		from the overlay into the residential zone	
	Consider that more than two residential zones be used to accommodate and respect local neighbourhood culture and recognize locational context	Questions were raised on why some residential areas won't be rezoned by the City to a higher density residential zone to align with	
Other	More clarity is wanted to understand how the 15-minute districts will be achieved and how the different land use mixes needed will be identified	This project can have huge implications on other parts of the City, but those implications may also be resoundingly positive.	There was some confusion around how the agricultural use would be applied differently between a rural and urban setting
	Property assessment methods may need to change to reflect the changes to how land will be zoned in the city	Any development that will activate alleys and "out of the way" places will be of value to build neighbourhood interest, convenience and safety while creating an economic development opportunity.	

FEEDBACK - EFCL ZB Webinars

Need to think about it (3)	Generally supportive (3) No concerns (2)	Need more information about blanket rezoning (1)
Could use density bonusing to encourage heritage preservation (1)	Parking concerns (incl. Increased on-street pressures if amenities are nearby, multiple residences in one building with no parking minimums) (3)	Design concerns (1) Noise concerns (1) Shadow concerns for single family homes on RA7 lands if 6 storey apartments go up (1) Property tax concerns (2) Need for better transit to service communities welcoming additional density (1)
Need design	Need for more Good Neighbour	Need for more predictability

<p>regulations to address dead walls, especially in row housing built on corner lots (1)</p>	<p>Agreements (1) Need for more information that can easily be disseminated at the League (e.g. densification is happening, here are the rules in place to protect you, here is why we need to densify) (2) Need easier avenue to get info from project developers or builders (1)</p>	<p>because rezoning applications are time consuming (1) Need for clearer understanding about municipal infrastructure and who pays for utility upgrades to service higher density developments (3)</p>
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Feedback from Planning and Development Committee Members:

Contextual Regulations of the MNO

1. Rear and side setbacks
 - Given current housing pressures, members of the committee are generally supportive of the housing configurations described in the paper and noted that they would not be possible in mature communities under current MNO regulations (e.g. grouping tiny houses on a lot would require a 7.5m rear setback as opposed to the 40% rear setback required in the MNO)
 - However, in neighbourhoods with large lots that continue to have redevelopment in the form of single detached housing, and likely will well into the future, a 7.5m rear setback and 1.2m side setback as opposed to the contextual setback based on the width of the lot, will result in very large homes that will dwarf neighbouring properties. This approach would not only impact a neighbour's ability to enjoy their property, including their ability to have a garden or install solar panels, but also be out of step with goals to improve affordability.
 - Some members felt these regulations should be conditional based on the housing type. For example, if it's a cluster of tiny homes, then a 7.5m setback could be granted, but not if it's a single family dwelling.

2. Front setback
 - Some members of the committee feel very strongly about the contextual front setback, noting that in some communities that have been experiencing infill for the last 30 years using the contextual standard, the idea that new builds will be staggered is alarming. Uniformity is preferred.
 - However, others noted that the question we need to ask ourselves is what do we want uniformity to look like in 25 or 50 years? Some commented that they've witnessed development in their communities where the new build did not utilize all the front space available. Some consider this approach to be inefficient.

3. Garage access from a lane where a lane exists
 - The committee was in agreement that this feature is incredibly important to preserve in communities where it is common. In communities that have front garage access even where a lane exists, the built form should shift to begin accommodating car access from the rear. This type of development immeasurably improves the pedestrian streetscape.

4. Height
 - In communities governed by the MNO, height of new builds is restricted to 8.9m. While the committee does not necessarily object to increases in height, some are confident members of

the community will. This tension could be managed by restricting height to 8.9m for single family development, but allowing 10m in height for row housing and small apartment buildings to accommodate the need for these housing forms to have three storeys. At present, we see many new single family builds that are the same form and size as a modest three storey walk up.

- It should be noted that limiting small apartment buildings to three storeys may not contribute to the equity piece the Zoning Bylaw Renewal seeks to accomplish as this housing form often does not include space for an elevator. Without an elevator, seniors or those with mobility aids may be precluded from accessing this housing form.

Design

- Design regulations that better complement the public realm are needed for row housing that is constructed on corner lots as many have been constructed that have a blank, dead flanking wall. Members of the committee noted that some projects will turn the end unit so that its entrance is on the flanking wall, creating more visual interest.
- Some committee members would like to see the Zoning Bylaw Renewal work with the Edmonton Design Committee (EDC) to enshrine some of the features the EDC looks at when they are evaluating building projects.
- Condensing low-density housing forms into one zone may be more palatable for some members of the community if there is an emphasis placed on form and design of re- development projects.

Micro-businesses

- There is the potential for micro-businesses to create nuisance situations for neighbours, especially if they are permitted in the front of a home. Further, they could have the same disruptive impact that front facing garages have in mature communities. However, they could also bring a sense of place to communities and allow neighbours to access services locally. If micro-businesses are contemplated in the new Bylaw, having them be a discretionary use would be more favourable so that neighbours would have the ability to provide comment.
- The conditional use concept could help mitigate some of the negative impacts a micro business might have on a neighbourhood (e.g. noise, litter), while still providing a positive local opportunity.

District Plans

- Though they are aware this project is separate from the Zoning Bylaw Renewal, the committee noted that they hope to see an integration between landuse and transportation planning contemplated in the forthcoming District Plans.

DISCUSSION SESSION

1. In breakout rooms, two small groups will be assigned the feedback from each of the three cohorts (CoE, EFCL ZB Webinars and PDC)
2. Take 5-8 minutes to read the feedback you've been assigned
3. Take 10-15 minutes to discuss how a third zone could address the concerns outlined in your feedback
4. Record any ideas you have on your assigned Jam Board
 - a. Group 1 - CoE Feedback [JAMBOARD](#)
 - b. Group 2 - EFCL ZB Webinar + PDC Feedback [JAMBOARD](#)

5. Come back to main group and share what you discussed

6.1 District News