

CHARTER BYLAW 20160

Text Amendment to Zoning Bylaw 12800 - Griesbach Special Area Zones

Purpose

To amend Zoning Bylaw 12800 to update and increase site coverage regulations for Griesbach Special Area zones.

Readings

Charter Bylaw 20160 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Charter Bylaw 20160 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 3, 2022 and June 11, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 20160 is to amend development regulations to Section 940 - Special Area Griesbach Zones in the Edmonton Zoning bylaw. Amendments have been proposed to the following sections:

- 940.5 - (GLD) Griesbach Low Density Residential Zone
- 940.7 - (RF5g) Griesbach Row Housing Zone
- 940.9 - (GLG) Griesbach Low Density Residential with Garden Suites Zone

The Griesbach Special Area Zones were adopted based on the Griesbach Neighbourhood Area Structure Plan (NASP) to provide the opportunity for unique designs, varied housing forms and innovative lotting configurations at different sized sites.

Site Coverage, as governed by the Edmonton Zoning Bylaw, is the maximum permitted building area footprints allowed to be developed on low-density residential lots. The site coverage for these properties are regulated as a total cumulative site coverage represented by a maximum

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percentage of the site's area and sometimes categorized by building type (i.e. Principal Buildings vs Accessory Buildings).

The proposed Zoning Bylaw Amendments apply a consistent and simplified approach in regulating site coverage between the three subject Special Area Griesbach zones and are better aligned with comparable conventional low-density residential zones.

This application also provides an opportunity to address other regulatory issues regarding site coverage as identified by industry during the initial phases of development during the development permitting process. These issues include limited sizing for detached garages, and row housing buildings requiring variances to accommodate the desired size and area for future homeowner's needs. For these reasons, increases to the site coverage regulations are proposed to allow for additional flexibility for creative designs and to help facilitate continued development for the Griesbach Neighbourhood.

The following is a summary of changes proposed under Charter Bylaw 20160:

- Providing a breakdown of the maximum site coverage by building type; i.e. principal buildings, accessory buildings (GLD zoning is currently the only Special Area Griesbach zoning that provides a breakdown).
- Increasing the maximum site coverage for principal buildings to 35 per cent (currently 33-35 per cent under GLD zoning and not stipulated under GLG or RF5g Zoning).
- Increasing the maximum site coverage for accessory buildings (i.e. Detached Garage) to 18 per cent (currently 12-14 per cent).
- Increasing the total maximum site coverage to 53 per cent (currently 45-50 per cent)
- Clarify the allowable 2 per cent increase to site coverage when single storey, unenclosed front porches are proposed.
- General updates and typographical corrections.

A comparison of site coverage regulations between conventional zoning such as (RPL) Planned Lot Residential, (RMD) Residential Mixed Dwelling, (RDL) Residential Low Density Zone and the (RF5) Row Housing zone were reviewed against the proposed amendments. A detailed comparison table between the zones can be found in Attachment 2 and a mark-up for the changes to the Zoning Bylaw can be found in Attachment 3.

Administration supports this application because it aligns with infill objectives of the City Plan and the Griesbach NASP by providing varied housing types at different scales of development. This application further facilitates continued development by reducing the number of requests for variances to site coverage regulations.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Community Insights

Advance Notice was sent to 1861 surrounding property owners and the president of the Griesbach Community League on March 17, 2022. One response was received in support of the proposed

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amendments and one response was received in opposition stating a maximum total site coverage should be kept as per the current regulations.

Attachments

1. Charter Bylaw 20160
2. Site Coverage Comparison Tables
3. Mark-up of Proposed Text Amendments to Zoning Bylaw 12800