

## Bylaw 18170

Text Amendment to Zoning Bylaw 12800 - To remove the Edmonton Strathcona County Joint Planning Study Area Secondary, Garage and Garden Suites Overlay

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### Purpose

To remove the Edmonton Strathcona County Joint Planning Study Area Secondary, Garage and Garden Suites Overlay.

### Readings

Bylaw 18170 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 Bylaw 18170 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 25, 2017, and Saturday, September 2, 2017. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

In 2007, Administration expanded opportunities for secondary suites and added a new garage suite use class to Zoning Bylaw 12800. At the time, Strathcona County requested that the City restrict any residential intensification within 1.5 kilometres of Strathcona County's heavy industrial development areas.

In response to the County's concerns, Bylaw 14750 introduced Section 822 of Zoning Bylaw 12800, the Edmonton-Strathcona County Joint Planning Study Area Secondary, Garage and Garden Suites Overlay (the Overlay). The purpose of the Overlay was to limit the expansion of secondary suites and to limit the creation of any garage and garden suites within a portion of the Edmonton-Strathcona County Joint Planning Study Area until such time as more definitive risk criteria could be established.

Since the introduction of the Overlay, two projects have been completed that establish more definitive criteria to prescribe residential development in the Study Area, including:

- the Joint Planning Study with Strathcona County (March 2016)
- the Cumulative Risk Assessment by the City of Edmonton (February 2017)

More information on these initiatives can be found in Attachment 3 - Study Outcomes.

These studies found that secondary, garage or garden suites are appropriate in the existing Overlay boundary and should no longer be restricted. This has led to the recommendation to remove the Overlay from Zoning Bylaw 12800. This will allow homeowners in these areas to have the same opportunities as other neighbourhoods to add secondary, garage or garden suites to their property. This in turn can increase housing choice in these neighbourhoods.

### Conclusion

The removal of the Overlay is supported by more definitive criteria provided with the Joint Planning Study (March 2016) and the Cumulative Risk Assessment (February 2017). These reports ensure that development in Edmonton is informed by established risk parameters. The amendments will also provide increased choice for homeowners in neighbourhoods where the Overlay currently applies.

### **Policy**

The removal of the Overlay supports *The Way We Grow*, Edmonton's Municipal Development Plan policy 4.4.1.1 "Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods" by providing more choices to meet a variety of households' needs.

### **Corporate Outcomes**

This report contributes to the corporate outcome "Edmonton is attractive and compact" by encouraging more housing diversity and choice.

### **Public Consultation**

This report was shared with key stakeholders for information, including Strathcona County, Strathcona Industrial Association, the Edmonton Federation of Community Leagues, Urban Development Institute - Edmonton Region, Canadian Home Builders Association - Edmonton Region. It was also shared with all Community Leagues where the Overlay currently applies, as well as local community groups including the SouthEast Community Leagues Association and Capilano. No concerns were received.

### **Attachments**

1. Bylaw 18170
2. Mark-up of Proposed Text Amendment to Zoning Bylaw 12800
3. Study Outcomes