

## Bylaw 18116

### Text Amendment to Zoning Bylaw 12800 - Information Sharing for Approved Low Density Developments in the Mature Neighbourhood Overlay

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#### **Purpose**

To provide notification to neighbours of Class A Development within the Mature Neighbourhood Overlay and Established Neighbourhoods.

#### **Readings**

Bylaw 18116 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 18116 be considered for third reading."

#### **Advertising and Signing**

This Bylaw has been advertised in the Edmonton Journal on Friday, August 11, 2017, and Saturday, August 19, 2017. The Bylaw can be passed following third reading.

#### **Position of Administration**

Administration supports this Bylaw.

#### **Previous Council/Committee Action**

At the February 15, 2017, Urban Planning Committee meeting, the following motion was passed:

That Administration implement Approaches 1, 2 and 4 of the February 15, 2017, Sustainable Development report CR\_4066 for low density development in the Mature Neighbourhood Overlay for class A and B developments and prepare necessary amendments to Zoning bylaw 12800 and return to a future City Council Public Hearing.

#### **Report**

At the September 14, 2016, Urban Planning Committee meeting, Administration presented proposed amendments that would make garden suites a permitted use across the city. Concerns were raised that neighbours would no longer receive notification of new garden suites that complied with all Zoning Bylaw 12800 regulations as they would be Class A developments. The importance of having access to information about nearby development was raised by community stakeholders, and it was suggested that being aware of the details of upcoming development can enable citizens to prepare for change in their communities, and facilitate communication between the parties involved in the process. On February 15, 2017, Urban Planning Committee directed Administration to prepare amendments to Zoning Bylaw 12800 to support this communication.

The proposed amendments require the Development Authority to send letters to property owners and residents of properties adjacent to, and across a lane from, the subject property when a decision is made for the demolition of any existing residential buildings, or the construction of any new residential buildings. The letters include the same information that is provided on Development Permit Notification signs, which provide:

- contact information for the applicant, contractor, or property owner
- contact information for the City
- municipal address of the approved Development Permit
- a description of the approved development, including the Use
- the City file number for the Development Permit

These letters will be accompanied by other educational resources, such as the Neighbours of Infill brochure that was developed using feedback collected from a survey mailed to neighbours of infill developments. This brochure will include a link to a more detailed checklist for neighbours of infill. The brochure and checklist are provided in Attachment 4 - Neighbours of Infill, and the results can be found in Attachment 5 - Neighbours of Infill Survey Results.

The proposed amendments would apply to both neighbourhoods within the Mature Neighbourhood Overlay and established neighbourhoods in order to align with current practices for the Development Permit Notification Signs. Requiring this notice will make Edmonton the first major city in Canada to initiate this type of information sharing.

### Update on other initiatives

Since September 2016, Administration has taken a number of steps to enhance access to information online, as outlined in Approach 2 of the February 15, 2017, Sustainable Development report CR\_4066. In particular, new resources will be available on the residential infill website and work is underway to provide development permit information in the Open Data Catalogue. Administration has not yet identified a cost-effective means of allowing an individual to register for automatic notifications. Administration is also continuing to develop and implement additional information-sharing and education initiatives, as outlined in Attachment 3 - Information Sharing Methods and Infill-related Initiatives.

### **Policy**

The proposed Bylaw supports *The Way We Grow*, Edmonton's Municipal Development Plan:

- 3.2.1.4 - Provide an open planning process which involves residents in policy development and planning for growth and change.

### Corporate Outcomes

*The Way Ahead*, Edmonton's Strategic Plan, 2009-2016:

This report contributes to the corporate outcomes "Edmontonians are connected to the city in which they live, work and play" as it will facilitate involvement in the development process.

### Public Consultation

A draft of this report and the bylaw amendment was circulated on June 14, 2017, to Edmonton Federation of Community Leagues, Urban Development Institute - Edmonton Region, Infill Development Edmonton Association, and Canadian Home Builders Association - Edmonton Region. Responses were received from the Edmonton Federation of Community Leagues' Planning Committee, the Belgravia Community League, and the Parkallen Civics Committee. General themes of the feedback included:

- additional information and educational materials should be provided for both Class A and Class B developments
- notification letters should have the same information as the Development Permit Notification Signs
- neighbours need more information about the construction process, construction timelines, and how to prepare for construction
- neighbours need to be notified prior to demolition
- information and plans should be easy to access and user-friendly; online information can be difficult to find and navigate
- neighbours need to know who to contact for more information
- conditions of City property should be documented before and after construction

### Attachments

1. Bylaw 18116
2. Mark-up of Proposed Text Amendment to Zoning Bylaw 12800
3. Information Sharing Methods and Infill-related Initiatives
4. Neighbours of Infill Brochure and Checklist report
5. Neighbours of Infill Survey Results report