

Bylaw 18050

Text Amendment to the Edmonton Zoning Bylaw 12800 - 7.5 Metre Minimum Lot Width for Single Detached Housing

Purpose

To establish the minimum lot width of 7.5 metres in the low density residential zones.

Readings

Bylaw 18050 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 18050 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, May 26, 2017, and Saturday, June 3, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Previous Council/Committee Action

At the January 18, 2017, Urban Planning Committee meeting, the following motion was passed:

That Administration prepare amendments to Zoning Bylaw 12800 as generally outlined in Option 2 of the January 18, 2017, Sustainable Development report CR_4161, with the following changes:

- minimum site width for RF1, RF2, RF3, RF4 shall be 7.5 metres
- explore options to accommodate irregular shaped lots
- delete "measured by rounding to the nearest decimetre"

and return to a future City Council Public Hearing.

Report

Background

In 2013, as a first step in enabling narrow lot subdivisions, City Council amended Zoning Bylaw 12800 to accommodate a reduction in lot width to 7.6 metres (24.93 feet) in the (RF2) Low Density Infill Zone, (RF3) Small Scale Infill Development Zone, and (RF4) Semi-detached Residential Zone. On April 13, 2015, City Council approved amendments to Zoning Bylaw 12800 to create further opportunity for narrow lot subdivisions in the (RF1) Single Detached Residential Zone by reducing the minimum site width from 12.0 metres to 7.6 metres (*Edmonton's Infill Roadmap* - Action 15).

The city contains over 107,000 (RF1) Single Detached Residential Zone lots, of which more than 54,000 are 50 feet or wider. From April 13, 2015, to October 31, 2016, 170

subdivisions proposing (RF1) Single Detached Residential Zone lots less than 12 metres in width were approved. Of these 170 subdivisions, six created single detached lots less than 7.6 metres wide.

Changes to Minimum Lot Width

Based on a geospatial analysis there are approximately 12,182 lots that are between 49.869 feet (15.20 metres) and 49.999 feet (15.235 metres). The geospatial analysis shows that there are approximately 3,019 (RF1) Single Detached Residential Zone lots, 933 (RF2) Low Density Infill Zone lots and (RF3) Small Scale Infill Development Zone lots that fall between 49 feet (14.935 metres) and 49.869 feet (15.2 metres). In summary, there are thousands of lots that could result in subdivided lots slightly less than 7.6 meters in width. As a result of the high number of lots that could be subdivided slightly less than 7.6 metres in width, Administration proposes to set the minimum lot width at 7.5 meters to better reflect the reality of lot widths in Edmonton.

Subdivision Practice

When reviewing applications for subdivision, the Subdivision Authority may encounter instances where a proposed subdivision would result in a new lot that does not conform to one or more regulations of Zoning Bylaw 12800. There are hundreds of lots across the city that, for a variety of reasons, do not have 'standard' lot dimensions.

Often, the use of the subdivision authority's variance power is based on some practical implication that would, otherwise, strongly meet the intention of Council to create infill in mature neighbourhoods. To accommodate this, the subdivision authority has, in the past, had a general rule to consider subdivisions where the lot width variance is less than two percent. The two percent rule would allow for a (RF1) Single Detached Residential Zone, (RF2) Low Density Infill Zone or (RF3) Small Scale Infill Development Zone lot that is 49 feet or 14.935 metres to be subdivided into two lots.

The working practice of the subdivision authority has been adjusted to reflect Council's October 2016 intention to establish a firm minimum lot width of 7.6 metres (within the closest decimeter) and is no longer granting variances that exceed this minimum threshold, unless truly unique circumstances exist.

Once the general practice of approving subdivisions less than 7.6 metres in width stopped, the creation of lots less than 7.6 metres in width through the subdivision process ended. Based on analysis, all but two of the lots created through the subdivision process since April 2015, would meet the revised Site Width of 7.5 metres.

Summary of Amendments

In response to the Urban Planning Committee motion, Administration has prepared bylaw amendments that accomplish the following:

- Bylaw 18050 sets the minimum lot width at 7.5 metres in the (RF1) Single Detached Residential Zone, (RF2) Low Density Infill Zone, (RF3) Small Scale Infill Development Zone, and (RF4) Semi-detached Residential Zone.

Policy

This report supports *The Way We Grow*, Edmonton's Municipal Development Plan policies:

- 3.5.1.1 Support redevelopment and residential infill that contribute to the livability and adaptability of established neighbourhoods and which are sensitive to existing development
- 4.2.1.1: Support neighbourhood revitalization, redevelopment and residential infill that contributes to the livability and adaptability of established neighbourhoods
- 4.2.1.6: Optimize the use of existing infrastructure in established neighbourhoods
- 4.4.1.1: Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods

Corporate Outcomes

This report contributes to the corporate outcomes “Edmonton is attractive and compact” and “Edmonton is an environmentally sustainable and resilient city” as it will facilitate more efficient use of land, and development in established areas of the city.

Public Consultation

A draft of this report and the bylaw amendment was circulated on March 13, 2017, to Edmonton Federation of Community Leagues, Urban Development Institute - Edmonton Region, Infill Development Edmonton Association, and Canadian Home Builders Association - Edmonton Region. No concerns were raised by these stakeholders.

Attachments

1. Bylaw 18050
2. Mark-up of Proposed Text Amendment to Zoning Bylaw 12800