

Bylaw 18055

Text Amendment to the Edmonton Zoning Bylaw 12800 - Class A approval for Zero Lot Line Development in the (RMD) Residential Mixed Dwelling Zone

Purpose

To allow Zero Lot Line Development in the (RMD) Residential Mixed Dwelling Zone as a Class A Development.

Readings

Bylaw 18055 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 18055 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.

Report

The purpose of the (RMD) Residential Mixed Dwelling Zone is to provide for a range of dwelling types and densities including Single Detached, Semi-detached and Row Housing that provides the opportunity for more efficient utilization of land in developing neighbourhoods, while encouraging diversity in built form.

The (RMD) Residential Mixed Dwelling Zone allows for a mixed streetscape that permits Single Detached and Semi-detached Housing with the opportunity for limited Row Housing. The zone may only be applied in a minimum contiguous area or 1.0 hectare. The development regulations for the majority of the Permitted Uses are based on the (RPL) Planned Lot Residential Zone, (RF4) Semi-detached Residential Zone and (RF5) Row Housing Zone.

This zone currently allows the Development Officer to reduce one Site Side Setback to zero metres for Single Detached Housing, Semi-detached Housing, and Row Housing, in which case the application shall be a Class B Development.

In the (RPL) Planned Lot Residential Zone a Zero Lot Line Development Single Detached House has been permitted as a Class A development since 1993. In the (HVLD) Special Area Heritage Valley Low Density Zone a Zero Lot Line Development Single Detached House has been permitted as a Class A development since 2011.

By making the recommended change to the (RMD) Residential Mixed Dwelling Zone, the incidence of Class B notifications will drop. For example, in 2015 there were 111 Class B Zero Lot Line Development Permits and in 2016 there were 83 Class B Zero Lot Line Development Permits. Under the Class B notices process the Development Officer must provide notice of a decision on an application and notices are sent to all property owners within 60 metres. This is a redundant procedure as in greenfield areas the surrounding lands are typically owned by the development corporations active in the area who are making decisions about the initial land development pattern, including Zero Lot Line Development product.

The proposed amendment will streamline the permitting process, remove redundant notifications, and align the practice of Zero Lot Line Development in (RMD) Residential Mixed Dwelling Zone with the current practice for Zero Lot Line Development in the (RPL) Planned Lot Residential Zone and (HVL) Special Area Heritage Valley Low Density Zone.

Policy

The Way We Grow, Edmonton's Municipal Development Plan:

- 4.4.1.1: Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods
- 4.5.1.1: Work proactively and in partnership with others to meet a wide range of affordable housing needs in all areas of the city

Corporate Outcomes

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

This report contributes to the Corporate Outcomes "Edmonton has a globally competitive and entrepreneurial business climate" as the proposed amendments will allow for more efficient land development procedure.

Public Consultation

A draft of this report and the bylaw amendment was circulated on March 31, 2017, to Edmonton Federation of Community Leagues, Urban Development Institute, Infill Development Edmonton Association, Canadian Home Builders' Association - Edmonton Region. No concerns were raised.

Attachments

1. Bylaw 18055
2. Mark-up of Proposed Text Amendment to Zoning Bylaw 12800