

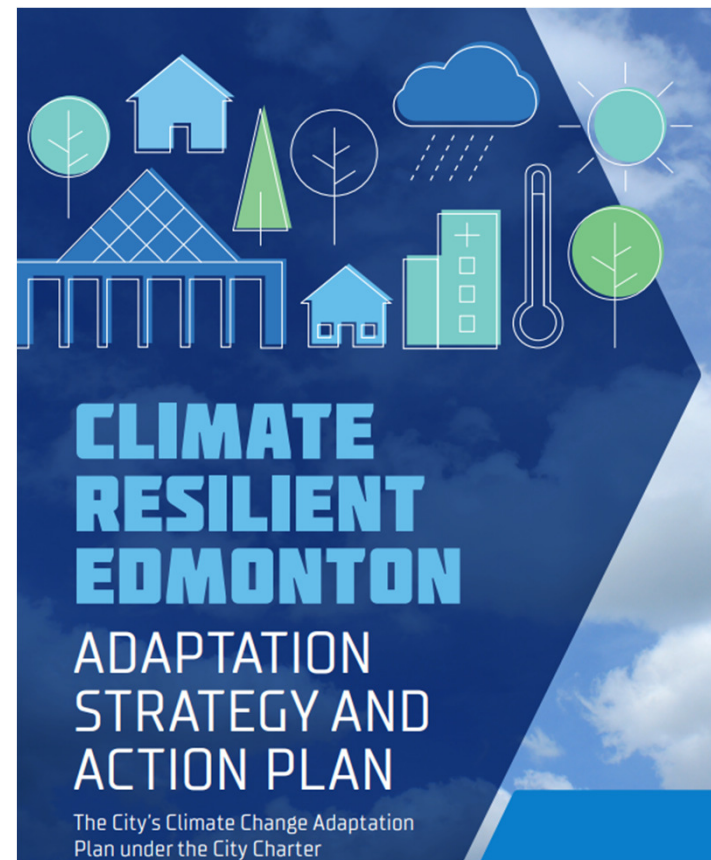
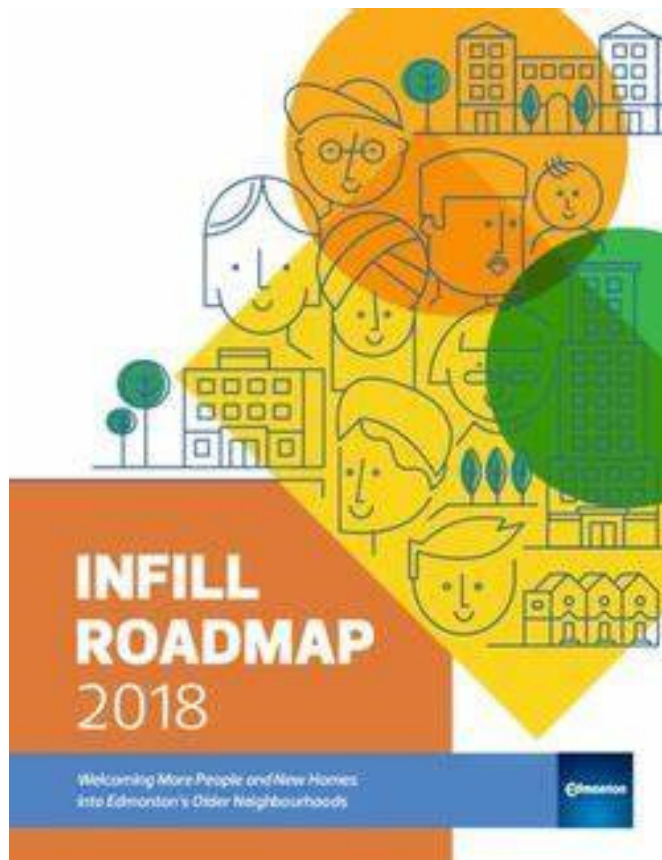
# The City's Planning Proposes are bound by the MGA

**Municipal Government Act, 1995, c24, s95, states:**

**Part 617 - The purpose of this Part and the regulations and bylaws under this Part is** to provide means whereby plans and related matters may be prepared and adopted:

- (a) to achieve the **orderly, economical and beneficial** development, use of land and patterns of human settlement, and
- (b) to **maintain and improve the quality of the physical environment** within which patterns of human settlement are situated in Alberta, **without infringing on the rights of individuals** for any public interest except to the extent that is necessary for the overall greater public interest.

# 2018 Reports – Must we choose between density and climate resilience?

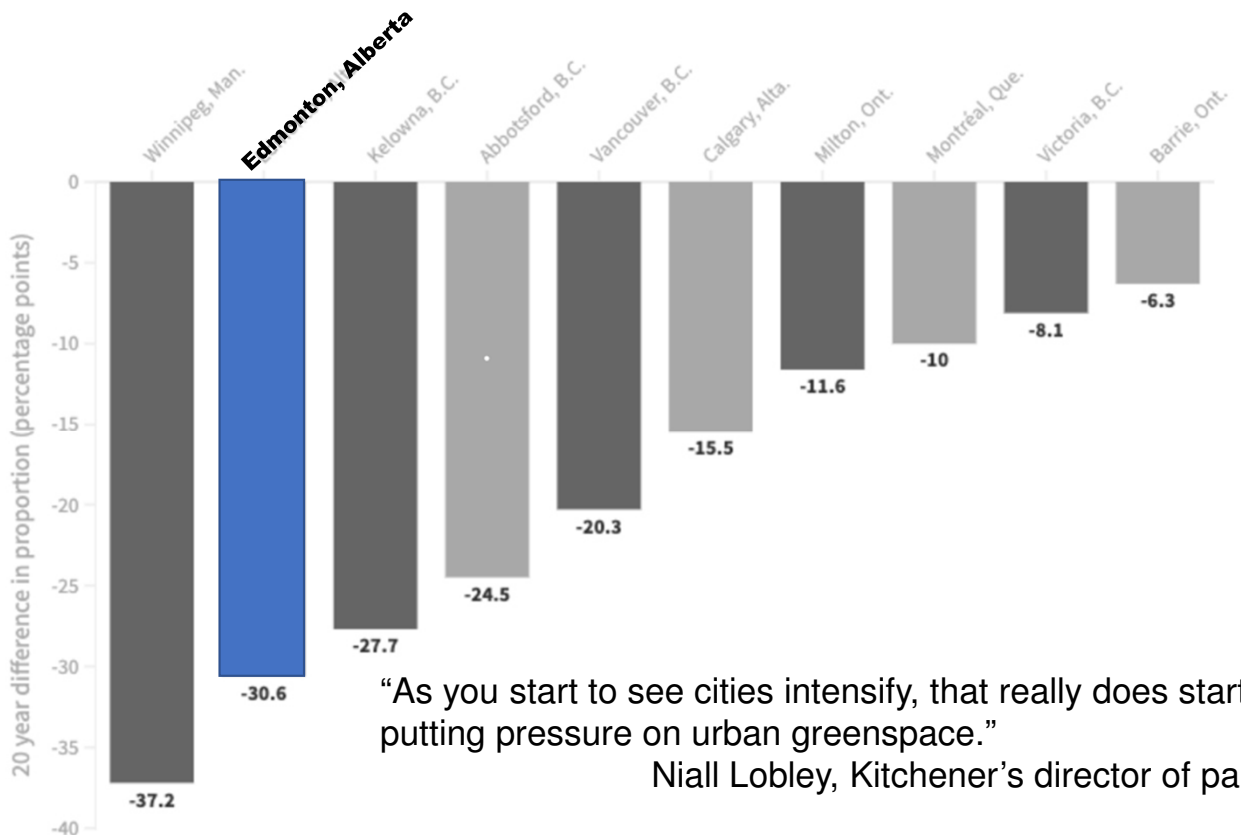


# Cities with the most decrease in proportion of greenery

Cutting down every tree on a redevelopment site is environmental suicide.

## Lessons from Canadian cities that cherish and protect greenspace

By [Isaac Phan Nay](#) | [News](#), [Climate Solutions Reporting](#) | June 17<sup>th</sup>, 2022



“As you start to see cities intensify, that really does start putting pressure on urban greenspace.”

Niall Lobley, Kitchener’s director of parks

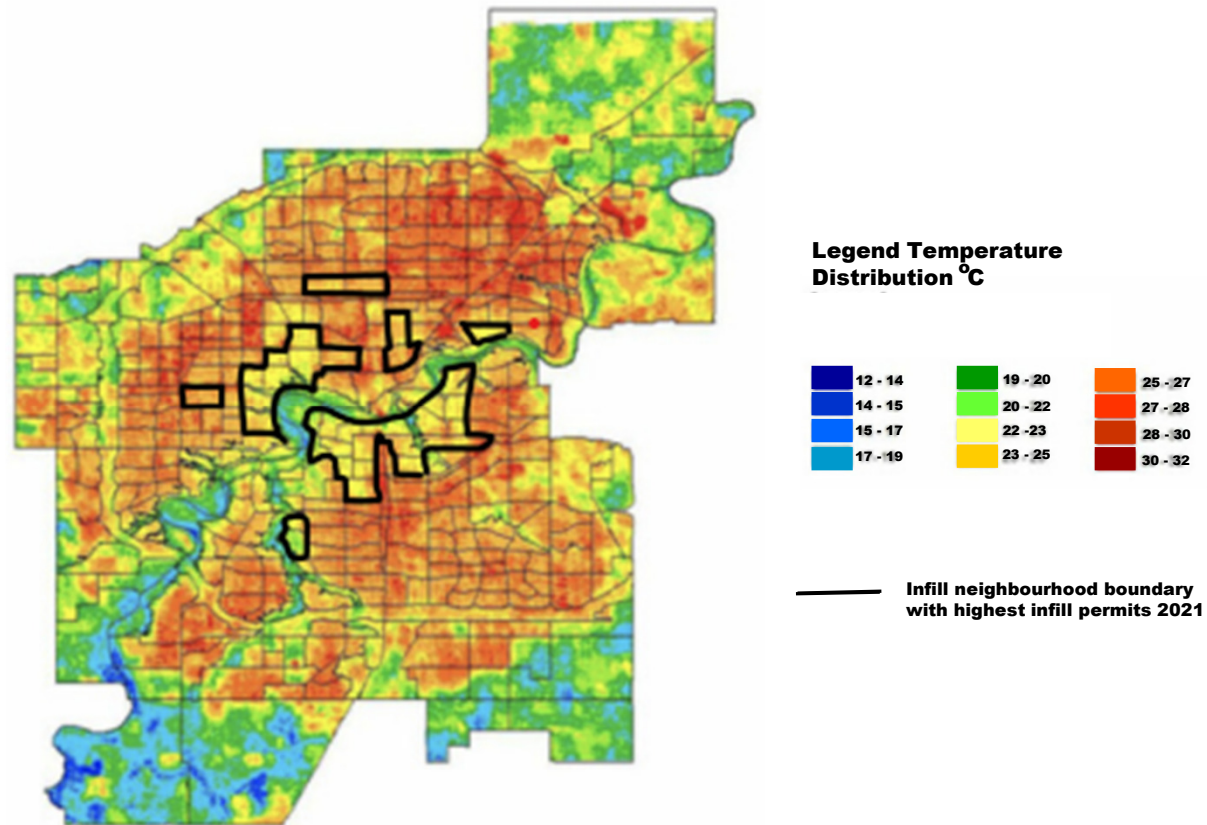
Over 20 years, Edmonton has seen a 30.6% decrease in green space.

## Loss of Private Urban Forest & Increased Heat Island Effect

Black bordered areas show infill neighbourhood boundaries with the highest infill permits in 2021.

In these mature areas, private and public urban tree canopy moderates the temperature to within a range of 22 to 25 C.

In areas of without mature trees, increased building site coverage and more paved surface increase impacts from the heat island effect, with temperatures ranging from 27 to 30 C and up over 30 C in industrial areas or where there are large surface parking lots.





# Mature trees cut down to prepare for infill redevelopment

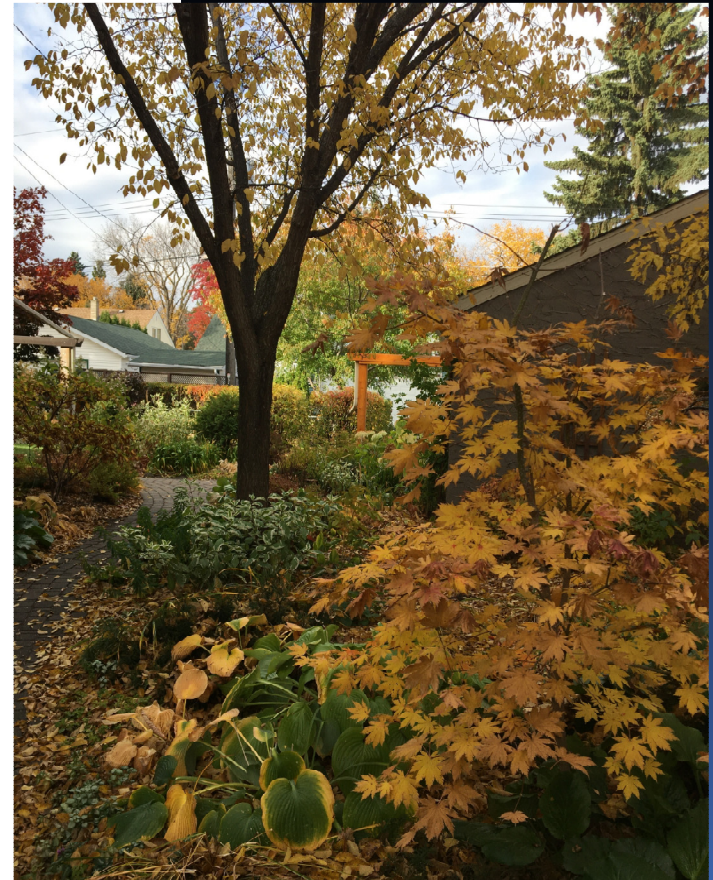
A 2022 Tomorrow's Foundation report, Private Urban Forest Report found an average of 4.3 mature trees on a lot before infill redevelopment.

40% of new infill properties had not complied with the landscaping requirements and had no trees planted and there is no permit, deposit or inspection to ensure landscaping requirements are met.

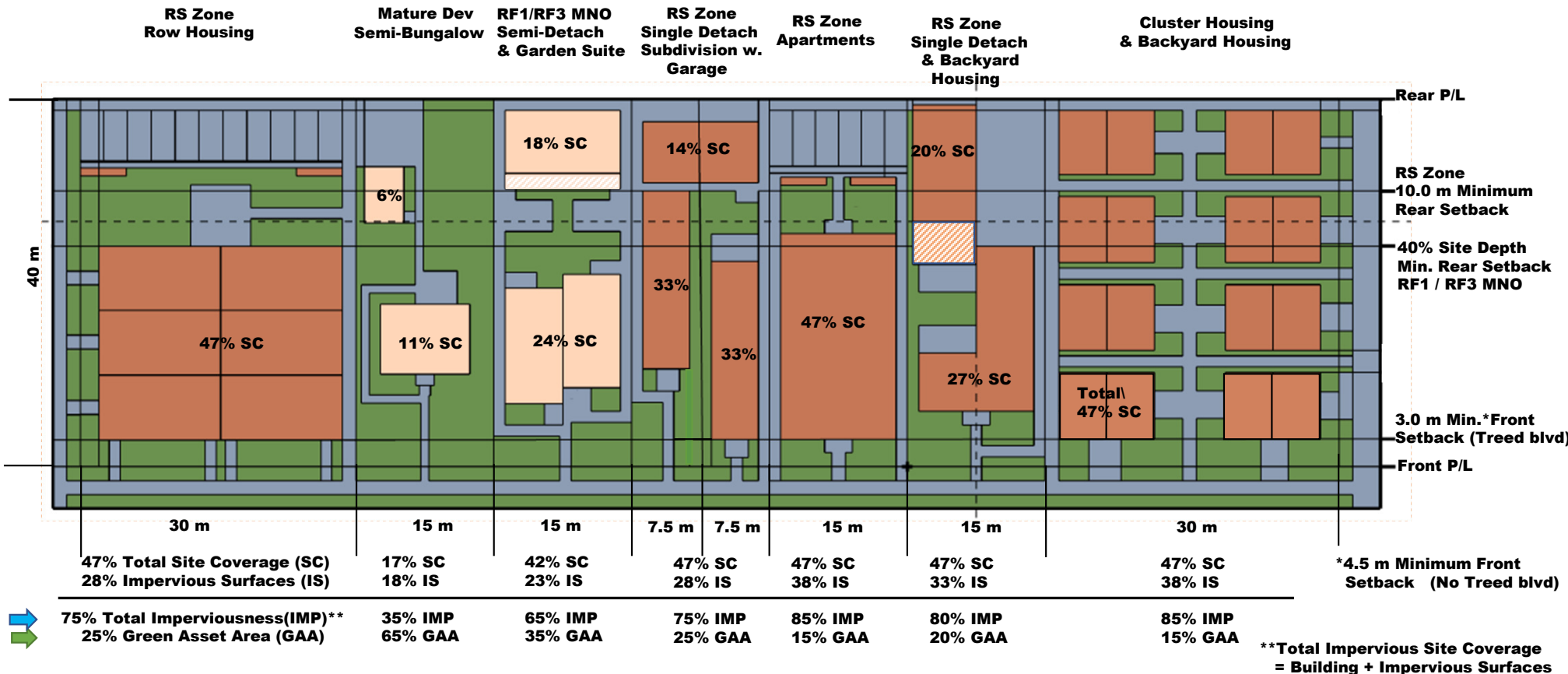


# Environmental Benefits of Trees

- Shelter & shade buildings - reducing energy for heating & cooling,
- Reduce the heat island effect,
- Absorb stormwater at source,
- Reduce flood risk and impacts to infrastructure & watershed,
- Absorb CO<sub>2</sub>, sequester carbon and improve air quality,
- Psychological benefits,
- Habitat for wildlife,
- Buffer urban & traffic noise.



# RS Zone: 47% Building Site Coverage – Increased IMP : GAA Ratio

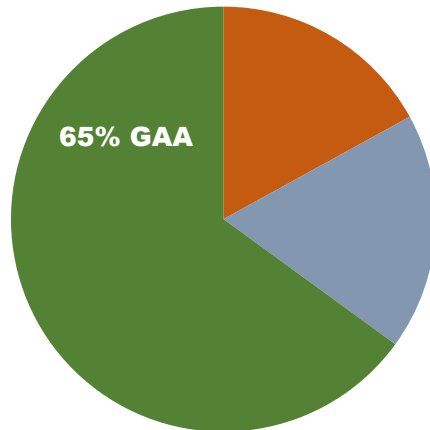


NOTE: In 2019 Industry proposed city-wide RLD zone with 55% Site Coverage



# RS Zone – Diminishing Green Asset Area

**Mature Development**  
**1 : 2 IMP to GAA**

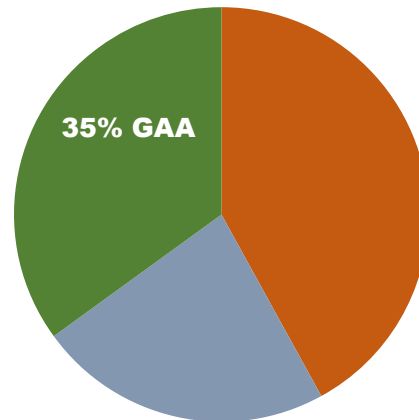


■ Building Site Coverage 17%

■ Impervious Surfaces

■ Green Asset Area

**RF1/RF3 MNO Infill**  
**2:1 IMP to GAA**

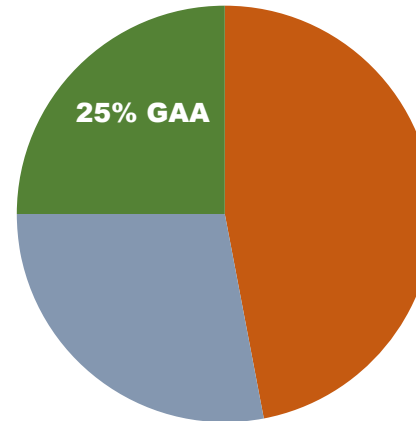


■ Building Site Coverage 42%

■ Impervious Surfaces

■ Green Asset Area

**Row Housing | Single Detached Subdivision**  
**3 : 1 IMP to GAA**



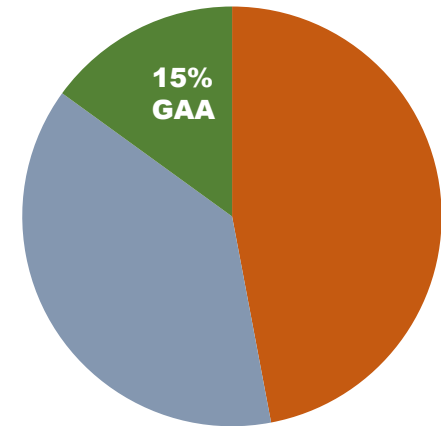
■ Building Site Coverage 47%

■ Impervious Surfaces

■ Green Asset Area

Section 5.9 Landscaping Bylaw  
70% Total Site Imperviousness Max.  
Caveat for Row Housing allows 75%

**Cluster Housing**  
**<6 : 1 IMP to GAA**



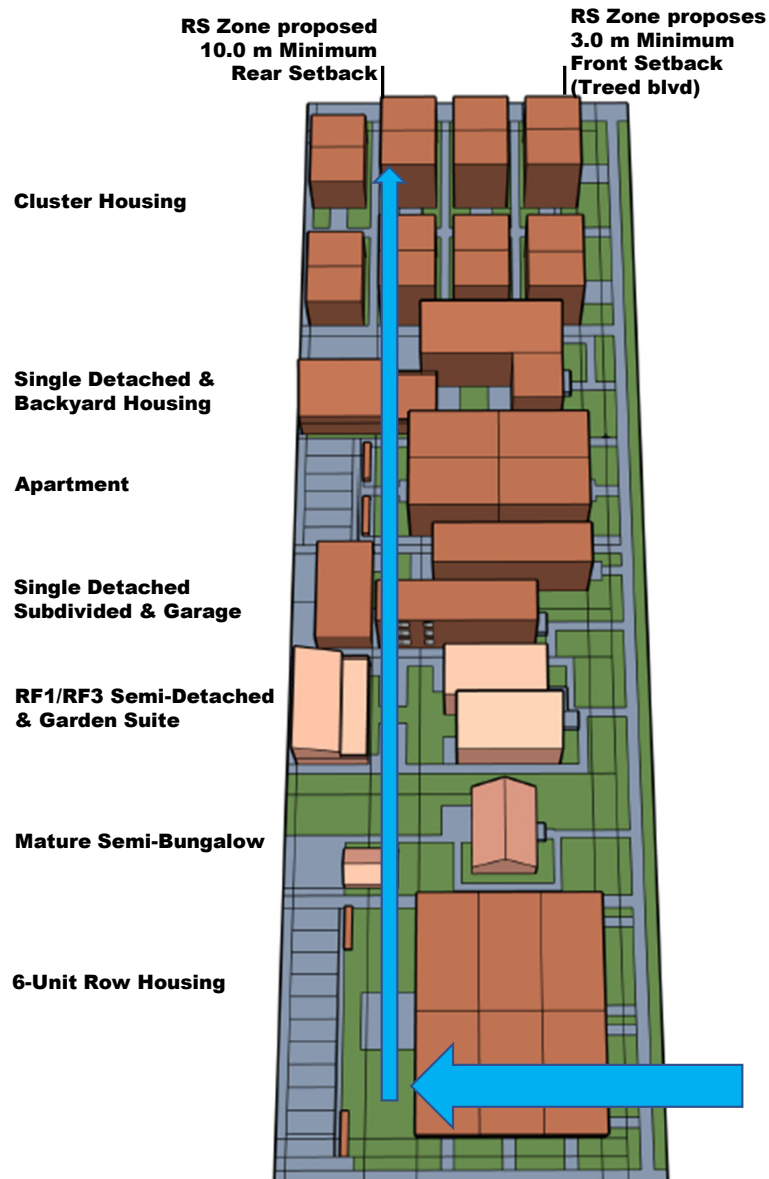
■ Building Site Coverage 47%

■ Impervious Surfaces

■ Green Asset Area

The Site Impervious Maximum  
Does not apply to Cluster Housing  
There could be 0% GAA





# RS Zone – Setback Impacts & Benefits

## Economic & Development Benefits

- Flexibility & fewer variances, reduces permitting time & cost

## Social Impacts to Neighbours Use & Enjoyment (including to RS Zone)

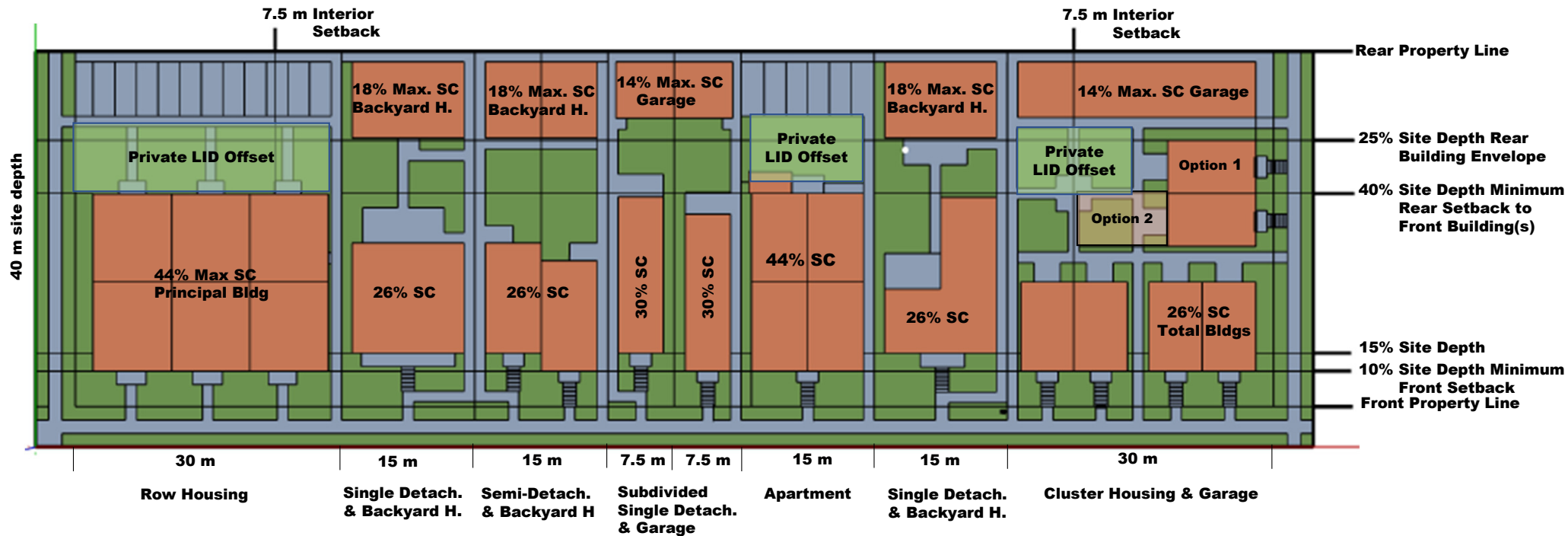
- Small boxed in rear yards, reduced amenity area & less room for trees
- Increased shadowing, massing overlook, loss of privacy,
- Impeded air flow, impacts to window venting & reliance on A/C.

## Environmental Impacts & Reduced Climate Resilience

- Removal of trees to prepare site, gradual erosion of Private Urban Forest & reliance on public boulevard trees.
- Less room for Green Asset Area & green infrastructure on the site – absorptive soil & trees that offer numerous environmental benefits,
- Increased hard surface area & site imperviousness, storm water runoff
- Increased heat island effect

## Impacts to Building Alignment

# RS Zone Revisions to Maximize GAA & for Better Building Alignment



- ➡ **44% Maximum Total Site Coverage** for all housing types
- ➡ **Add Minimum 30% GAA to replace 70% Total Imperviousness**
  - Maintain Maximum 14% SC Garage & 18% SC Backyard Housing
  - Add 25% Site Depth Rear Building Envelope
  - Add 7.5 m Interior Setback buildings on corner lots that extend beyond 40% Site Depth Minimum Rear Setback
  - Remove 0.6 m Side & Rear Setback to Garage or Backyard Housing
  - Add incentives for Private LID strategies or Public Realm Offset

- Maximum 44% Total Site Coverage (Buildings)**
- > 70% Total Impervious Site Coverage – Private or Public LID Offsets**
- Minimum 30% Green Asset Area (Soil, Vegetation, Trees)**

## Revised 5.9 Landscaping Regulations

- **Require a 30% Green Asset Site Area to replace current Total 70% Maximum Impervious Site Coverage** to ensure all future RS Zone housing types are built along side achieving increased climate resilience & adaptation strategies.
- **There must be no exceptions for multi-unit housing.** If the 30% GAA cannot be met, there must be a requirement to provide either private realm LID (20 cm deep soil and an increased number of native trees) or an environmental offset fee to invest toward local Public Realm LID.
- **Revise Landscaping Regulations** – There must be no substitution of “softscaping” (soil, living ground cover & trees) with pervious non-living material (gravel, shale, concrete pavers and artificial turf).
- **Section 5.9 Landscaping Regulations must not reduce the number of trees required** and must not allow a tree to be substituted with shrubs and require both deciduous and evergreen trees.
- Require a landscaping plan and or schedule of number and type of trees to be planted.
- Require a refundable and transferable Landscaping Deposit, and inspection using Remote video inspection or a photo providing proof of compliance should landscaping has been completed.

End