

CHARTER BYLAW 20527

Text Amendment to Zoning Bylaw 12800, Section 992 Special Area Riverview and Section 992.4 (RVRH) Riverview Row Housing Zone, Riverview to establish a minimum density for the zone and to allow detached garages.

Purpose

To amend Zoning Bylaw 12800, Section 992 Special Area Riverview and Section 992.4 (RVRH) Riverview Row Housing Zone.

Readings

Charter Bylaw 20527 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 Charter Bylaw 20527 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 23, 2023, and June 30, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20527 proposes to amend the text of the Zoning Bylaw 12900, Section 992 Special Area Riverview and Section 992.4 (RVRH) Riverview Row Housing Zone.

Special Areas are designed to regulate the use, design and extent of development within a specific region of the City to achieve Plan's objectives which cannot be sufficiently addressed through conventional land use zoning.

The existing Riverview Row Housing Zone allows up to 13 m in height with rear attached garages on potentially shallow lots (25 m) with 57% site coverage for internal row house sites, reduced minimum internal row house site widths, and a reduced side setback on a corner lot.

The proposed amendments will allow for:

- the opportunity for the RVRH Zone to be applied to the Stillwater neighbourhood,
- attached and detached garages with appropriate setbacks, and
- 65 dwellings/ha density minimum, and

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- clear direction that architectural features regulations will apply to principal dwelling units.

The proposed changes are outlined as follows:

Section 992 Special Area Riverview will be amended by:

- Revising the boundary of Appendix 1 - Riverview Special Area to include the Stillwater Neighbourhood Structure Plan (NSP); and
- Revising Section 992.1 General Purpose by adding the following descriptive words "Stillwater Neighbourhood Structure Plan"

Section 992.4 (RVRH) Riverview Row Housing Zone will be amended by:

- Revising Section 992.4 1 General Purpose to remove the descriptive words "to a rear attached Garage."
- Adding a new regulation in Section 992.4.4 Development Regulations: "The minimum density shall be 65 dwellings/ha."
- Revising regulation 992.4(7) by adding the following text to the end of the sentence, "except that it shall be 1.2 m for a detached Garage where the vehicle door faces the Lane."
- Revising regulation 992.4(10) by adding the word "principal" to the regulation.

The new regulation for 992.4 (10) will read:

"Each principal dwelling unit within the Multi-unit Housing building shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments."

This proposal aligns with the City Plan, and conforms to the Riverview Area Structure Plan by providing opportunities to develop a range of residential densities, housing types, alternative site designs and unique building sites that contribute to a sustainable residential land use pattern. It will contribute to the community's health by providing housing for different income levels, family composition and life stages.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Community Insights

A Public Hearing Notice was sent to surrounding property owners and the president of the Edgemont, Oak Hills, Ogilvie Ridge, The Ridge Community Leagues on June 20, 2023. No response was received at the time the report was written.

Attachments

1. Charter Bylaw 20527
2. Tracked Changes
3. Approved Appendix 1- Riverview Special Area
4. Proposed Appendix 1- Riverview Special Area