

# Zoning Bylaw Renewal Hearing

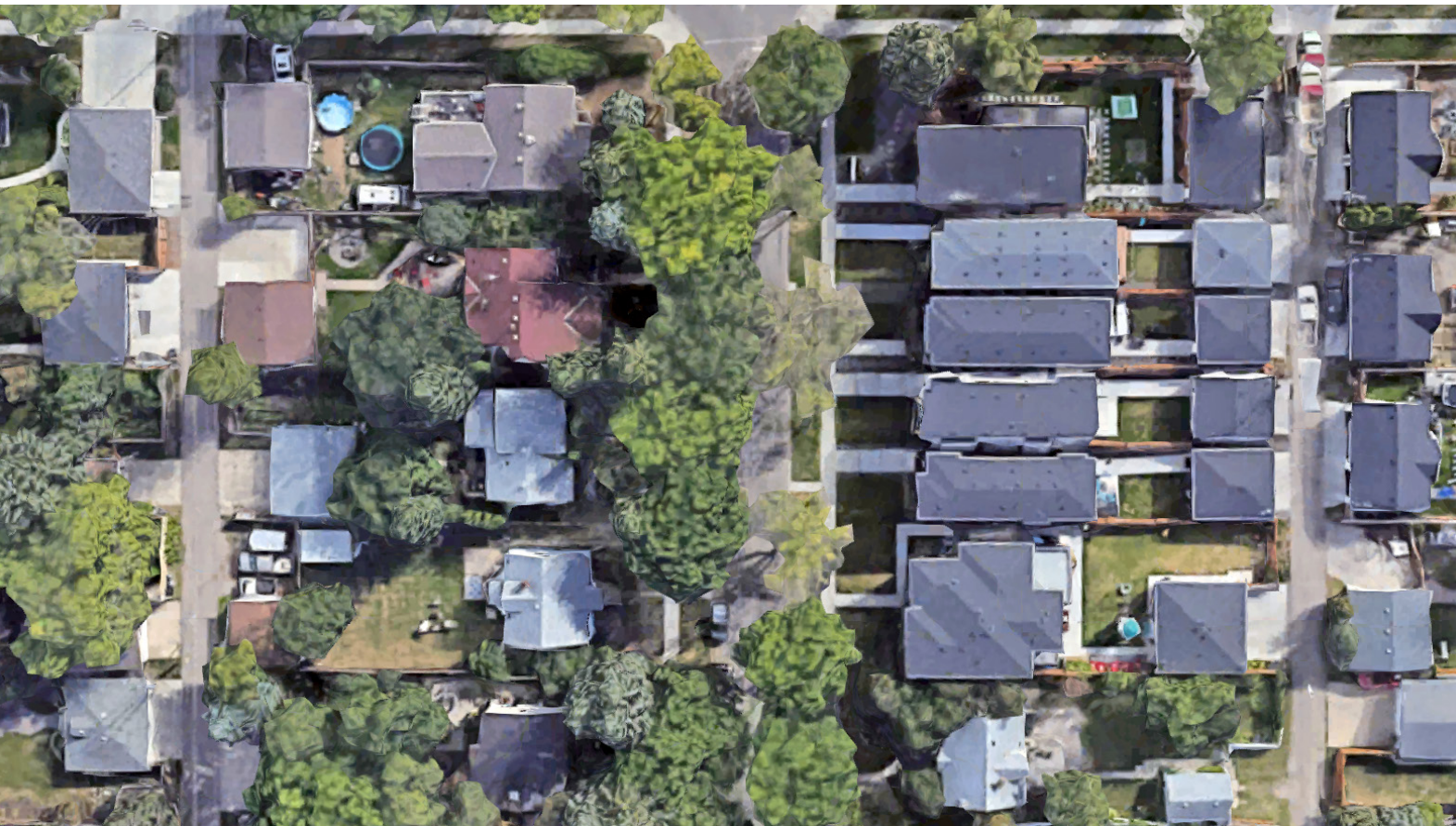
*Greg Whistance-Smith, Intern Architect (AAA)*



## General Mitigations

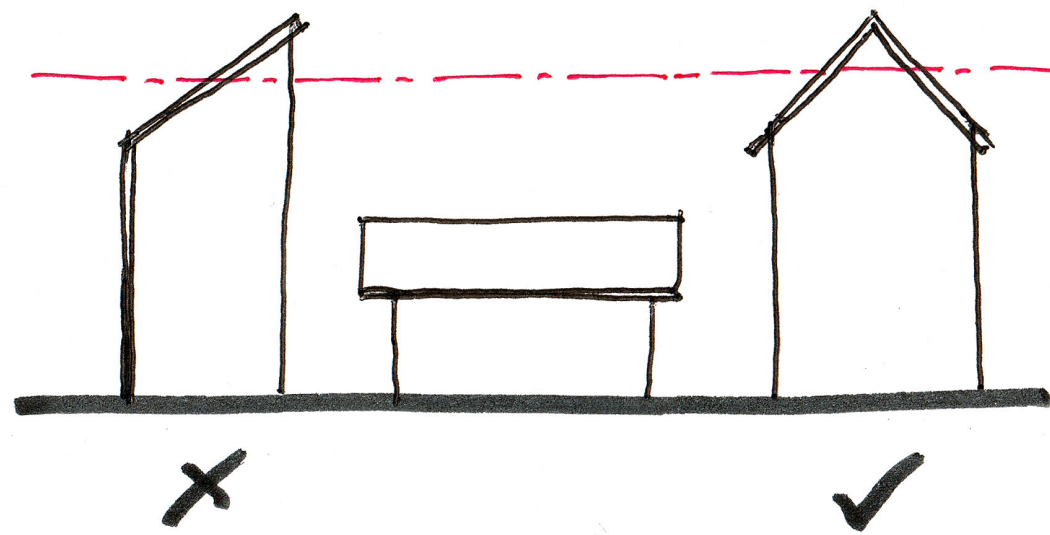
- Incentivize retaining mature trees
- Incentivize construction of affordable units
- Incentivize good design through mechanisms such as pre-approved plans
- Discourage demolition of properties with significant heritage value, and explore new mechanisms for encouraging preservation that complement existing ones. Significant properties are rare in Edmonton, and once we have demolished them we have permanently lost part of our short history as a city.
- The city's Heritage Planning department is considering updating their inventory of significant properties to include ones built between 1960 and 1985, a period of architectural excellence here. Please fund this work and use the results to determine which properties are worth saving.





## RS Mitigations

- Discourage construction of ecologically wasteful skinny homes
- Incentivize construction of row houses
- Require 50% soft landscaping
- Ensure the construction of family-sized units. Require developments with 3 or more units to have min. 25% family-size units (2 or more bedrooms).
- Do not allow rowhouses where the front of each dwelling faces the side lot line, unless this abuts a street or an alley
- Close the loophole that allows for the tall end of a single-slope roof to abut a side setback (since maximum roof height is measured to the midpont of the roof slope)

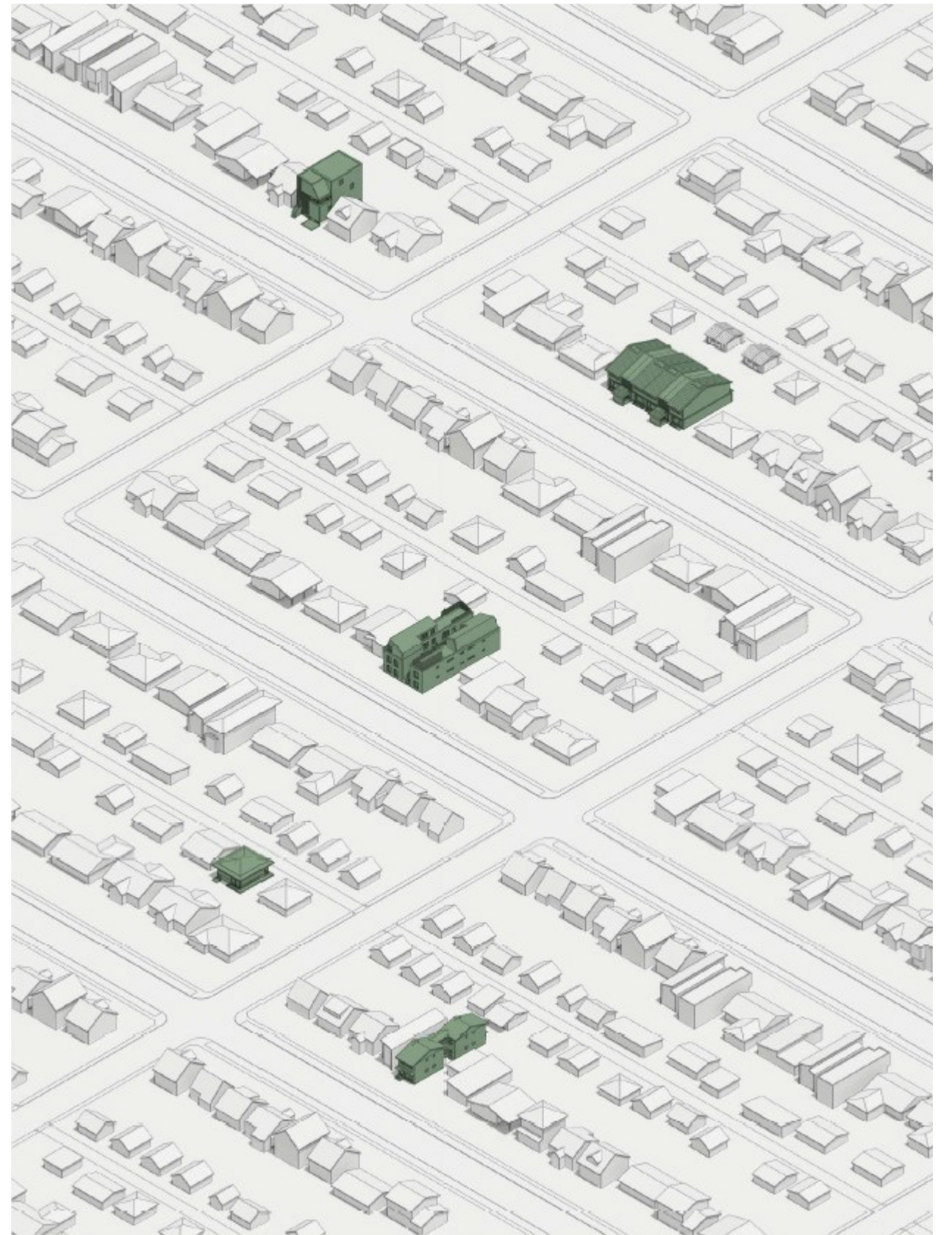




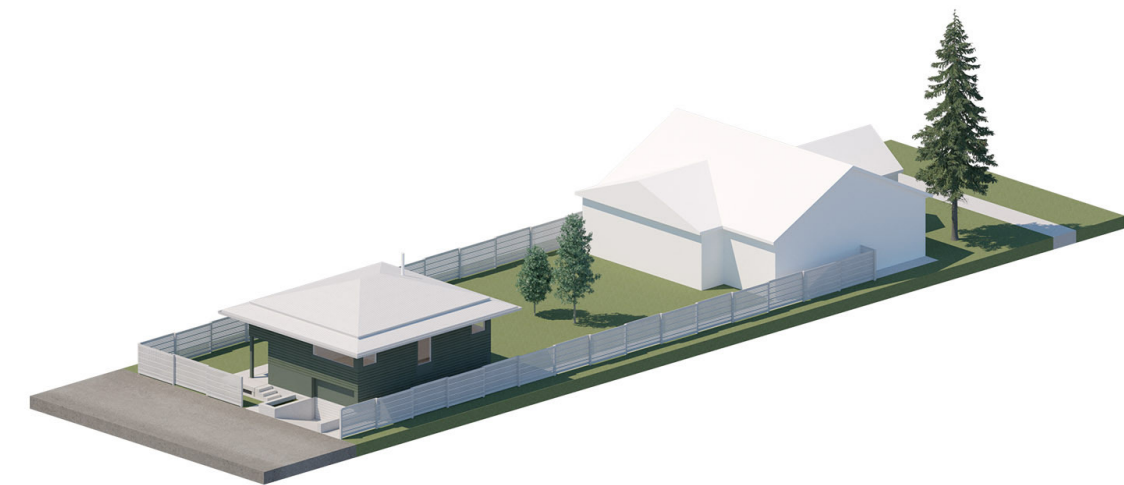


# Prairie Infill Catalogue v1.0

Developed by Shane Hauser & Greg Whistance-Smith

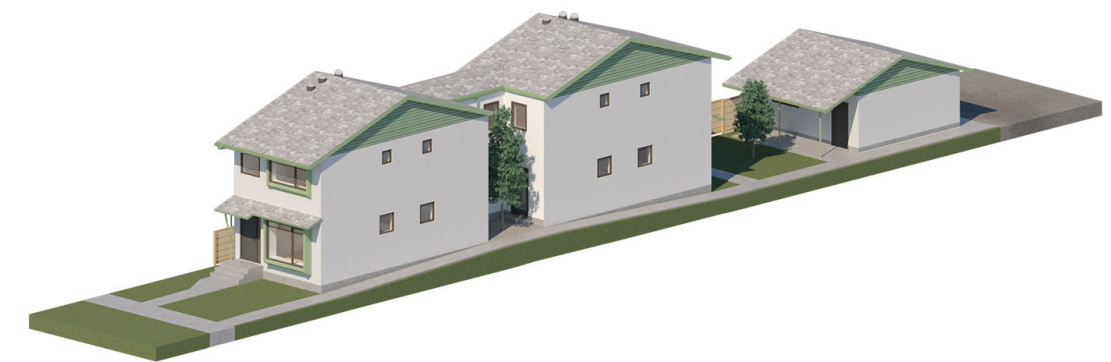






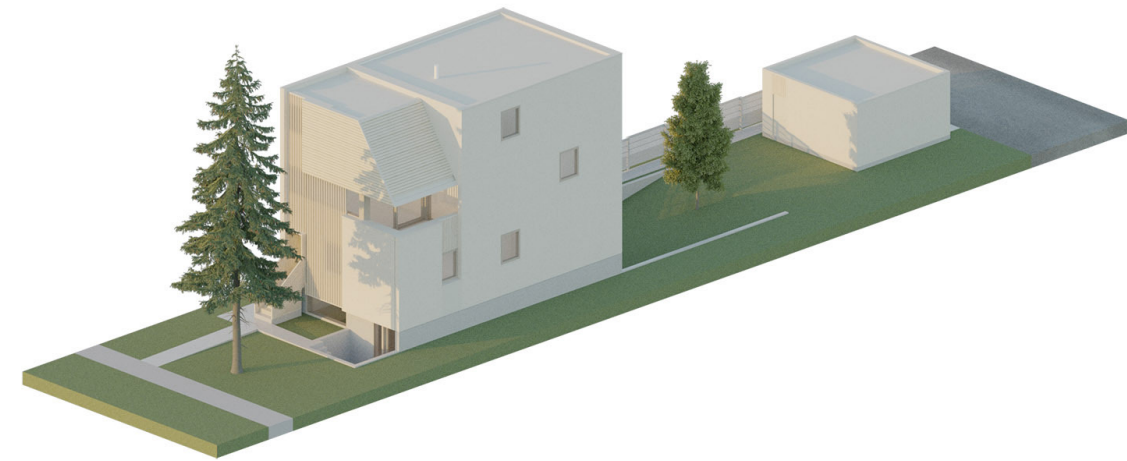
**Split-level Garage Suite**





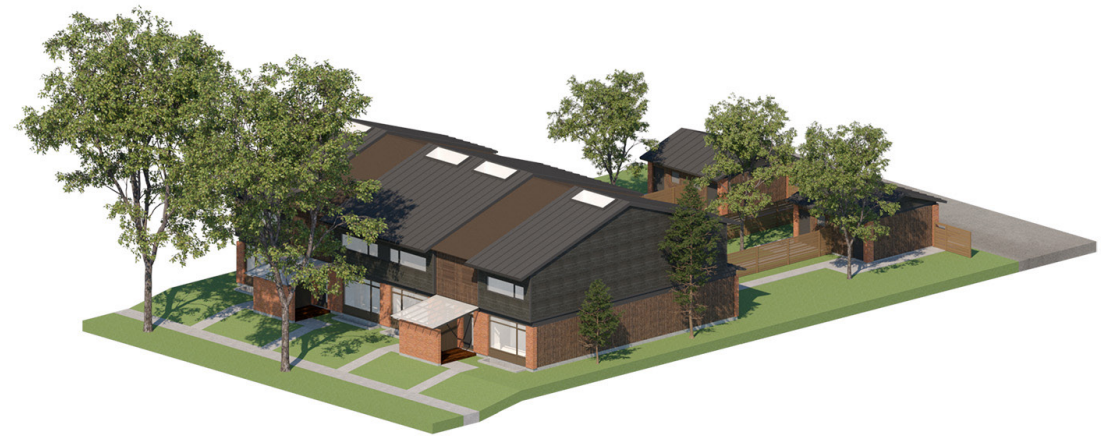
**Front/Back Duplex**





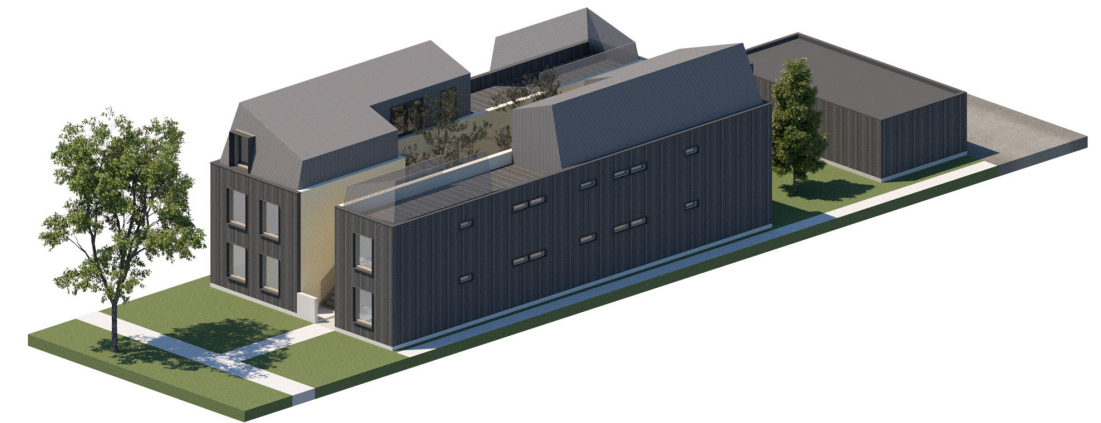
**Stacked Duplex**





**Live/Work Rowhouse**





**Courtyard Apartment**